

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, July 11, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 9 - Commissioner David Venn, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, Associate Member Rick Gougis, Associate Member Gary Hoffman, and Associate Member Dawn Sakalas

Absent 1 - Commissioner Paul Scieszka

3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, to Approve the Agenda. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the June 27, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) **June 27, 2017 Minutes**

[7](#)

Attachments: [PZC Minutes 6-27-2017](#)

5. PUBLIC HEARINGS

[PH17-2253](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Murphy Oil**

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Date: July 6, 2017

Description/Title: Murphy Express

Type of Review: Final Development Plan

Summary:

Murphy Oil USA, Inc. has applied for a Final Development Plan review for a new gas

station and convenience store at the northeast corner of Weber Road and the Blain's / Walmart Access Road.

The proposed gas station would have 16 pumps located under a canopy. The center of the canopy would have a 1,400 square foot convenience store with restrooms and a sales counter. The site also has space for ice and propane sales away from the building. No other outside storage will be permitted. At the Concept Plan review the Planning Commission requested that the ice storage and vacuum be screened. They have added a screening wall to comply with this request. The propane tanks are not in this area as they have specific fire safety requirements for caging. The site will have two access points on the internal ring road for Farm & Fleet. The northern access point will be a shared access with the outlot to the north. The applicant will be installing their section of sidewalk as part of this project. A landscape plan has been provided that meets code.

The building is a mix of stone and brick with metal accent panels along the roof and canopy. The poles supporting the canopy will be clad in stone and brick as well. A dumpster enclosure is located to the rear of the site and will be constructed of matching material. The applicant is proposing a monument sign with prices as well as wall signs on the canopy. The monument sign dimensions are shown on the elevation sheet. Dimensions for the wall signs are provided on a separate sheet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

The DRC is recommending approval.

Trae Rushing - GreenbergFarrow - 1430 West Peachtree Street, Suite 200, Atlanta, GA - Sworn

Chairman Venn asked if there is a specific standard wind speed that the overhead canopy must adhere to.

Mr. Rushing stated that the standard building code for Romeoville will be followed.

Senior Planner Darga stated the building code has wind loads and standards that must be followed.

Chairman Venn asked if Murphy's Oil would consider retrofitting the building in the future to house a fast food establishment.

Mr. Rushing stated that Murphy's has 1,400 stores across the country and has not changed any of them to have food establishments and has no plans to.

Commissioner Gougis asked if Murphy's would be selling beer.

Mr. Rushing stated that they would pursue it.

Senior Planner Darga stated that they would have to apply to the Village for a liquor license to be approved by the Mayor.

Chairman Venn asked if the station is a franchise or corporate owned.

Mr. Rushing stated that it is corporate owned.

Chairman Gougis asked about the turn radius for the fuel trucks and wonders if it is tight or if it is the standard size.

Mr. Rushing referred to sheet C9 in the packets that shows the pattern for the trucks to circle around the building.

Commissioner Burgess asked if the monument sign would be located across from Sam's Club.

Senior Planner Darga stated that the large development sign that shows Blains Farm and Fleet would line up with the Sam's and Walmart sign across the street. The monument sign for the gas would line up roughly with the carwash.

Commissioner Pyle asked if there was a lighting study done.

Mr. Rushing referred to last two sheets of the packet L-1.0 and L-1.1 that show the photometrics and detail that meet city standards.

Senior Planner Darga stated that they would be using the decorative lighting to match the development.

Commissioner Gougis asked if the windows shown on the building were real or faux.

Senior Planner Darga stated that the windows at the entrance would be real and the side would be faux.

Mr. Rushing stated that this would be the case.

Commissioner Gougis asked if the faux windows would be encased as shown on the drawing in the packet.

Mr. Rushing stated that they would and this type of window is used for security reasons.

Commissioner Hoffman asked the station would be open 24 hours.

Mr. Rushing stated that it will if the city allows it.

Senior Planner Darga stated that the city does allow this.

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD17-1392](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Murphy Oil

Attachments: [ORD 17-1392 FDP Exhibit A](#)
[ORD 17-1392 FDP Exhibit B](#)
[ORD 17-1392 PZC report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 7/19/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

A motion was made by Commissioner Holloway, seconded by Commissioner McConachie, that this Meeting be Adjourned. The motion carried by a unanimous vote.