

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, September 14, 2021**

**7:00 PM**

**Village Hall Board Room**

**Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

**Present** 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

## 3. APPROVAL OF AGENDA

## 4. APPROVAL OF MINUTES

[PZMIN21-06](#)

[8](#)

**Attachments:** [PZC 08102021](#)

**A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the August 10, 2021 PZ Minutes be Approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Scieszka, Commissioner McConachie, Commissioner Repetowski, Commissioner Holloway, and Commissioner Nelson

**Abstain:** 1 - Commissioner Burgess

**Non-voting:** 2 - Commissioner Venn, and Associate Member Hoffman

## 5. PUBLIC HEARINGS

[PH21-2350](#)

**A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Care Cremation Center at 33 E. Montrose Drive**

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report.

John Hann, represented by David TeBrake of Miller Architecture Inc, has submitted a Final Development Plan for lot 15 in the Romeoville Commercial park Unit 2 at 33 E. Montrose Drive.

Care Cremation is currently located at 515 Anderson Drive in the Multi-tenant building. They are proposing to purchase the vacant land next door at 33 E. Montrose Drive for a new stand-alone facility. The proposed building would be 10,800 square feet. It would have space for viewing rooms, witness rooms, and a pet cremation area. Because this lot abuts residential, a 50-foot rear setback is required by code. They are providing over 100 feet. Additionally, the existing tree line along the rear of the property will be maintained to provide a buffer to the residential.

The site would be accessed from two points on Montrose drive. The applicant is proposing 19 parking spaces, including 1 handicapped. The current facility next door has

12 spaces dedicated to it in the lease. The eastern entrance is for staff and hearse access. Roll up doors on the eastern side allow the vehicles to pull directly into the building.

The building is proposed to be metal panel construction with a masonry base. Metal awnings and storefront windows are shown on the north and west elevations.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on April 27, 2021.

The Village Board reviewed the Concept Plan on May 5, 2021.

**Method of Investigation:**

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

**Recommendation:**

The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Chairman Venn swore in the applicants - John Hann, Care Cremation, 515 Anderson Dr #100, Romeoville IL and David TeBrake, Miller Architects, 3335 W St Germain, St Cloud MN.

Chairman Venn commented that is is a good looking and dynamic project. He asked if there were plans to make it a full service funeral home in the future.

Mr. Hann replied no, the clientele they service is simple cremation, there will be a small chapel to allow a few people to gather. It is not really going to be a funeral home, there will be no funerals run, no hearses, no funeral processions. Very seldom they will get a procession that follows to the crematory, but they end there. What separates their services is that clients like coming to a place that does not remind them of a funeral home. It is completely different option.

Commissioner Nelson asked about the fire rated wall between the witness/public area and cremation/garage area. Mr. TeBrake replied that it is not a fire rated wall, it is just a separation wall that defines the areas. It is not required to be fire rated.

Commissioner Burgess asked if they are going to offer pet cremation. Mr. Hann replied that they would like to offer that service to clients and are capable of doing that.

Chairman Venn asked if there were any questions from the public. There were none.

## 6. NEW BUSINESS

**[ORD21-1725](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Care Cremation Center at 33 E. Montrose Drive**

**Attachments:** [ORD 21-1725 Exhibit A.pdf](#)  
[ORD 21-1725 Exhibit B.pdf](#)  
[ORD 21-1725 Exhibit C PZC Report.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 9/15/2021. The motion carried by a unanimous vote.

**[RES21-3226](#) A Resolution Approving a Plat of Resubdivision for Chicago Tube Drive LLC at 1130 Chicago Tube Drive**

**Attachments:** [RES 21-3226 Exhibit A.pdf](#)  
RES 21-3226 RVBA.pdf

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report

Viga Design has requested the approval of a Plat of Resubdivision.

This plat will consolidate the four lots into one. It will also dedicate the necessary utility and drainage easements for the property to the Village. This is needed to close out the project.

### **Method of Investigation:**

The Development Review Committee has reviewed the proposal.

### **Recommendation:**

The Development Review Committee recommends approval contingent on compliance with all staff comments.

There were no questions from the Commission or Public.

A motion was made by Commissioner Scieszka, seconded by Commissioner Burgess, that this Resolution be Recommend for Approval to the Village Board on 10/6/2021. The motion carried by a unanimous vote.

**[RES21-3227](#) A Resolution Approving a Final Plat of Subdivision for Bridge**

**Development Partners, LLC (Bridge Point Gully Subdivision)**

**Attachments:** [RES 21-3227 Exhibit A.pdf](#)

RES 21-3227 RVBA.pdf

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report

Bridge Development Partners, LLC has requested approval of a plat of subdivision for the Gully Parcel on Southcreek Parkway.

The Gully property was annexed and zoned in 2004 along with the Southcreek development to the west. Originally, the plan called for 4 lots with buildings facing east-west. It also called for a truck terminal for the Gully Transportation company. For many reasons, the property never developed as planned (08 recession, Gully corporate issues, floodplain and wetland issues on the property, etc). This current plat will separate the buildable from the unbuildable land. Future plats will separate it into lots and dedicate the necessary easements.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on July 27, 2021.

The Village Board reviewed the Concept Plan on August 4, 2021.

**Recommendation:**

The Development Review Committee recommends approval contingent on compliance with all staff comments.

There were no questions from the Commission or Public.

**A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 10/6/2021. The motion carried by a unanimous vote.**

[RES21-3228](#) **A Resolution Approving a Plat of Easement  
For Arby's Plaza at 470-474 S. Weber Road**

**Attachments:** [RES 21-3228 Exhibit A.pdf](#)

RES 21-3228 RVBA.pdf

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report

Faisal Merchant, has requested the approval of a Plat of Easement for the Arby's Plaza on outlot 9 of the Romeoville Crossings Development.

This plat will dedicate the necessary utility and drainage easements for the property to

the Village.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

**Recommendation:**

The Development Review Committee recommends approval contingent on compliance with all staff comments.

There were no questions from the Commission or Public.

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 10/6/2021. The motion carried by a unanimous vote.**

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

none

9. CHAIR'S REPORT

Chairman Venn stated that he will be out of town for the next meeting.

10. COMMISSIONER'S REPORT

none

11. VILLAGE BOARD LIAISON REPORT

none

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report stated that there might be a concept plan on the next meeting agenda.

13. ADJOURNMENT

**A motion was made by Petra Burgess, seconded by Dan Repetowski, that this Meeting be Adjourned. The motion carried unanimously.**