

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, May 14, 2024

6:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

- Present** 5 - Chairman David Venn, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 4 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Rich Holloway, and Associate Member Daniel Myers

2. ROLL CALL

- Present** 5 - Chairman David Venn, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 4 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Rich Holloway, and Associate Member Daniel Myers

3. APPROVAL OF AGENDA

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

[PZMIN24-10](#)

[0](#)

Attachments: [PZC 03122024.pdf](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that the March 12, 2024 PZ Minutes be approved. The motion carried by a unanimous vote.

[PZMIN24-10](#)

[1](#)

Attachments: [PZC 03262024.pdf](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that the March 26, 2024 PZ Minutes be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

[PH24-2405](#)

A Public Hearing on the Annexation and Zoning of Territory for the Edward Rose & Sons Senior Living and Apartment Community

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that these Public Hearings (PH24-2405 & PH24-2406) be Opened together. The motion carried by a unanimous vote.

Scott Williams, Senior Planner read the Project Compliance Report.

The subject property located at the southeast corner of Weber road and Romeo road is currently vacant and unimproved. Most of the property is

unincorporated except for annexation strips that are currently zoned B-3, Highway Regional Commercial along the frontages of Weber Road and Romeo Road that was done in 1995 to help facilitate the annexation of the west side of Romeoville. An Annexation (of approximately 48 acres), Zoning and Planned Unit Development (PUD) are required for the senior living and apartment development.

The developer is requesting R-7, General Residential zoning for the subject property. The proposed R-7 zoning is suitable for the proposed land use. The subject property is in the northern segment of the Weber Road Corridor/Ward Farm Subarea. As recommended by the Implementation Action plan for future land use, a planned unit development (PUD) is proposed to facilitate more diversified uses in the Weber corridor. Generally, the concept development plan calls for a compact Village mixed use lifestyle center.

Although multi-family residential uses were envisioned for the interior of the site, this proposed development will include multiple courtyard/community green features and serve as an important supporting use for the existing Weber Road commercial areas. The proposed development is consistent with the recreation and open space recommendations, and stormwater detention features soften the hardscapes of a major road corridor while including a major gateway feature at the Romeo Road intersection. For the comprehensive plan housing goals, this proposal will enhance the diversity of housing stock to meet different needs and lifestyles. The apartments are proximate to institutions of higher education and employers which will be attractive for young adults and millennials. At the same time, the senior community will meet a different need by allowing older residents to stay in the community and not have to relocate to seek senior support services.

When it comes to transportation, not only will a lengthy section of sidewalk be constructed along Weber Road (and account for the future roadway expansion), but external links will be provided including with the preexisting multi-purpose path which borders the eastern side of the development. Internal connections will also lead to subdivision-wide amenities which include a dog park, architectural features, wet detention areas, bicycle racks and others.

A PUD - General Development Plan (GDP) approves the preliminary site plans for the site. Final Development Plans (FDP) with greater levels of detail will be provided following the approval of the PUD - General Development Plan. The FDP shall be reviewed (including signage and final landscape plan) and approved by Village staff for compliance with Village ordinances and the GDP.

The proposed development will consist of a 180-unit, 3-story senior living community, and 3-story apartments with a total of 708 units for a grand total

of 888 units on approximately 67 acres at the southeast corner of Weber Road and Romeo Road. The alternate site includes a park land dedication of approximately 5 acres thus reducing the number of apartment units from 708 to 624.

The senior community includes 80 Independent, 70 Assisted and 30 Memory Care units. The residential units surround a centralized common space. Amenities include a fitness center, pub, hair salon/spa and guest suite for visitors.

Out of the 25 apartment buildings, 16 will be "Type A" 24-unit buildings. The remaining "Type B" will be 36-unit buildings. The total unit breakdown is 306 one bedroom, 352 two bedroom, and 50 three bedroom units.

Serving the apartment development is a 7,500 square-foot clubhouse which includes a community room, exercise room, dog spa and property management offices. A pool, sun deck and cabanas will be located behind the clubhouse along with an outdoor gathering area. Other accessory structures include a maintenance building, mail kiosk, detached garage buildings and trash compactor enclosures. *Additional site amenities will be described by the applicant.*

Alternative

There is an alternative site plan showing a potential park dedication. The size of this dedication is approximately 5 acres located in the southeast corner of the development. If this dedication occurs, the number of apartment buildings will go from 25 to 22 buildings with a corresponding reduction of the total number of units from 708 to 624 units. The number of parking spaces would also be reduced by 168 parking spaces including the loss of three detached garage buildings. The senior community would be unaffected.

Access and Parking

Two access points with medians are proposed from Romeo Rd: the western point is the main entrance for the senior living building while the eastern one serves as one end of the development's primary road. An additional access point with a median is proposed from Weber Road. The primary road will terminate near the Ward farm parcel to link up with a southern future section leading to Weber Road. In conjunction with the Weber Road expansion project, which will require a ROW dedication from the subject property, traffic signals will be constructed at the intersection with S. Carillon Dr. and this proposed connection through the Ward farm parcel at Weber Rd.

There are a total of 1,536 parking spaces provided, including 237 garage spaces. The total amount of parking provided exceeds the 1,521 parking spaces that are required by the Parking Code.

Open Space and Pedestrian Connectivity

The 3-story product allows 50% of the site to be dedicated open space

with a focus on native plant species and includes Monarch waystations/butterfly gardens. Walkways are provided throughout the site and will have external connections. Three detention ponds are proposed. The one at the corner of Weber Rd. and Romeo Rd. will be heavily landscaped and have added features in recognition of its' prominent gateway location.

The preliminary landscape plan provides for 78 parkway trees and 891 internal trees located along the internal roadway, in landscape islands, or functioning as perimeter screening. Parking lot landscaping is also provided, and all buildings include foundation planting areas.

Architecture

The principal exterior building materials contain a large percentage of brick and horizontal siding with a contemporary design. Architectural features include varying use of accents and colors, a large percentage of windows, parapets of varying heights, and vertical and horizontal articulation. The architecture pattern is consistent throughout the site and carryovers to the accessory buildings.

Code Exceptions, the petitioner has submitted the following in a separate exhibit:

1. Residential Density (Section 159.068.A). The developer is asking to increase the maximum density from 12 units per acre to 13.3 units per acre for the main alternative (versus 13.1 for the park dedication). The proposed density is consistent with the other communities in the area, including **Village Place Apartments - 16.9 units per acre**; Remington - 16.7 units per acre; High Point Serenity - 16.8 units per acre; and, **Springs at Weber Road project - 15.8 units per acre**. Although this project has a slightly higher density than required by code, the proposed design allows for additional open space. The development is accommodating a denser, senior living community with smaller memory care units which lack kitchenettes and rely on common areas and amenities.
2. Site Runoff and Storage Facility Design (160.035). **Developer is providing the required detention volume, but requests the following to facilitate more open space and aesthetic design considerations:** (i) A reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.5 acres; and (ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 2 feet for a two-year storm event; and (iii) a reduction in required side slope from 5:1 to 4:1; and (iv) an increase in the allowable drawdown time as a function of the existing site outfall.

Code Clarifications

These code clarifications were submitted by the developer to recognize certain design elements included in the General Development Plan and

consistent with other developments. Village Place apartments

Staff and the development review committee believes the Findings of Fact are as follows and recommends approval contingent on compliance with staff review comments:

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance, as modified by the PUD.

ORD 24-1915 annexes the interior approximately 48 acres to the Village.

ORD 24-1916 approves R-7, General Residential zoning for the whole site

ORD 24-1917 approves a GDP for the whole site as presented.

Chairman Venn asked what type of people protection will be around the retention pond. Mr. Williams asked if he was referring to some type of fencing. Chairman Venn replied yes. Mr. Williams stated that the site plan does not show fencing, there might be berming along the pond. The applicant can answer that question.

Chairman Venn asked what the target audience was for the sports complex. Mr. Williams replied that the development connects to the existing Volunteer Park.

Chairman Venn asked if there was enough parking to accommodate this development. Mr. Williams replied yes, and there is a 5% above requirement built in to accommodate visitors.

Chairman Venn asked if the building would be retrofit to accommodate seniors. Mr. Williams asked if the applicant can give their presentation.

Chairman Venn swore in the applicant's Attorney, Dan Shapiro, 570 Lake Cook Road, Deerfield, Illinois.

Mr. Shapiro's presentation went over the same information presented by Mr. Williams.

Mr. Shapiro stated that the question to the parking requirement, the project has 15 more spaces than required by the Village.

Chairman Venn swore in Taylor Eschbach, Kimley-Horn, 4201 Winfield Road, Warrenville, Illinois.

Mr. Eschbach explained the water retention areas; park dedication options; and the access to the project from 135th Street and Weber Road.

Chairman Venn asked if there was aeration in the ponds. Mr. Eschbach replied yes.

Chairman Venn asked if there was fencing around the ponds. Mr. Eschbach replied no, there is native vegetation in compliance with Village Codes preventing people from walking up to the pond.

Chairman Venn has concerns with people walking up to pond and the Memory Care facility. Mr. Eschbach replied that the Memory Care Facility is completely secure, and has courtyard areas.

Chairman Venn commented on Pickle Ball courts and if they had any planned. Mr. Eschbach replied there are none planned.

Commissioner Nelson asked about the full access on 135th Street and if it would be signaled. Mr. Eschbach replied no, it will have stop signs on their leg of the intersections.

Commissioner Nelson asked about a storm shelter discussed at concept plan. Mr. Shapiro commented that they did look at that and they also looked at the Village's evacuation plan which is impressive and they are going to follow that with their residents. In regards to a shelter, these buildings are strong buildings.

Commissioner Nelson asked if the apartment were distributed within a building. Is there a mix of bedroom sizes? Mr. Eschbach replied yes there are a mix of unit sizes.

Commissioner Nelson asked about the ponds and code exception and what the "foot" difference would be. Mr. Eschbach replied that it would be about one foot deeper and explained.

Commissioner Repetowski asked about garbage pick-up. Mr. Eschbach replied that there are 2 trash compactors with parking located in the complex. There is no valet trash pick-up. Within the Senior building there is trash service.

Chairman Venn asked for questions from the public.

Chairman Venn swore in James Robinson, 20804 W Torrey Pines Lane,

Plainfield, Illinois.

Mr. Robinson asked about the age for the Senior living facility. Mr. Shapiro replied 55 and up.

Mr. Robinson asked if children were going to be allowed. Mr. Shapiro replied on the non-senior complex, yes.

Chairman Venn asked for questions from the public. There were none.

[PH24-2406](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development- General Development Plan for the Edward Rose & Sons the Senior Living and Apartment Community

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that these Public Hearings (PH24-2405 & PH24-2406) be Closed together. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD24-1915](#)

An Ordinance Approving the Annexation of Territory for Edward Rose & Sons Senior Living and Apartment Community (Monarch Grove)

Attachments: [ORD 24-1915 Exhibit A. Petitions for Annexation](#)

[ORD 24-1915 Plat of Annexation Exhibit B](#)

[ORD 24-1915 Exhibit C. PZC Report](#)

ORD 24-1915 RVBA

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board of 6/12/2024. The motion carried by the following vote:

Aye: 4 - Chairman Venn, Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

Absent: 3 - Commissioner Scieszka, Commissioner Burgess, Commissioner Holloway, and Associate Member Myers

Non-voting: 1 - Associate Member Hoffman

[ORD24-1916](#)

An Ordinance Approving the Zoning of Territory for Edward Rose & Sons Senior Living and Apartment Community (Monarch Grove)

Attachments: [ORD 24-1916 Plat of Zoning Exhibit A](#)

[ORD 24-1916 Exhibit B. PZC Report](#)

ORD 24-1916 RVBA

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/12/2024. The motion carried by a unanimous vote.

Aye: 4 - Chairman Venn, Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

Absent: 3 - Commissioner Scieszka, Commissioner Burgess, Commissioner Holloway, and Associate Member Myers

Non-voting: 1 - Associate Member Hoffman

ORD24-1917 An Ordinance Approving a Special Use Permit for a Planned Unit Development- General Development Plan for Edward Rose & Sons Senior Living and Apartment Community (Monarch Grove)

Attachments: [ORD 24-1917 GDP RVBA](#)

[ORD 24-1917 Exhibit A. Project Description and Architectural Plans](#)

[ORD 24-1917 Exhibit B. Prelim Engineering and Landscape](#)

[ORD 24-1917 Exhibit C. Deviations](#)

[ORD 24-1917 Exhibit D. PZC Report](#)

[ORD 24-1917 Exhibit E. Staff Review Letter](#)

[Edward Rose- Economic Impact Report 022924](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board of 6/12/2024. The motion carried by the following vote:

Aye: 4 - Chairman Venn, Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

Absent: 3 - Commissioner Scieszka, Commissioner Burgess, Commissioner Holloway, and Associate Member Myers

Non-voting: 1 - Associate Member Hoffman

RES24-3768 A Resolution Approving a Final Plat of Subdivision for Mercedes-Benz of Romeoville (Fields Auto Group)

Attachments: [RES 24-3768 Exhibit A](#)

RES 24-3768 RVBA

Scott Williams, Senior Planner, read the Project Compliance Report.

Fields Auto Group has requested approval of a final plat of subdivision for the tract of land on the east side of Weber Road, formerly known as the Walsh parcel.

Site work is ongoing through the phased approach for the Mercedes dealership development. This subdivision would create two lots. Lot 1 in front of the Season apartments would contain the dealership building that is currently under construction. The new car inventory parking lot would be on the southern portion of Lot 3 south of the creek.

Lot 2 will be covered by a blanket stormwater management easement. A sidewalk easement along the Weber Road frontage is shown across both lots. This plat of subdivision would also dedicate a tornado siren and access easements. A plat of easement for the water main will be separately approved and recorded.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning Commission approved the GDP on July 27, 2021.

The Village Board approved the GDP on October 6, 2021.

Recommendation:

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

Commissioner Nelson asked if Lot 2 going to be additional new inventory. Mr. Williams replied that there will be approximately 200 additional parking.

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval With Conditions to the Village Board of 6/12/2024. The motion carried by the following vote:

Aye: 4 - Chairman Venn, Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

Absent: 3 - Commissioner Scieszka, Commissioner Burgess, Commissioner Holloway, and Associate Member Myers

Non-voting: 1 - Associate Member Hoffman

[RES24-3791](#) A Resolution Approving a Final Plat of Subdivision for the QuikTrip Corporation at the southwest corner of Normantown Road and Weber Road

Attachments: [RES 24-3791 Exhibit A.](#)

RES 24-3791 RVBA

Scott Williams, Senior Planner, read the Project Compliance Report.

The QuikTrip Corporation has submitted a final plat of subdivision for the commercial development at the southwest corner of Normantown Road and Weber Road.

The new QuikTrip is under construction with the building's anticipated completion by fall. As detailed in the GDP approved by ORD 22-1792, four lots are being created with the fueling center located on Lot 1. The other three lots will have compatible users per the GDP and underlying agreements. Outlot A serves as the stormwater detention area. This plat establishes drainage easements and the non-QuikTrip lots to be sold.

Recommendation:

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

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval With Conditions to the Village Board of 6/12/2024. The motion carried by the following vote:

Aye: 4 - Chairman Venn, Commissioner McConachie, Commissioner Repetowski, and Commissioner Nelson

Absent: 3 - Commissioner Scieszka, Commissioner Burgess, Commissioner Holloway, and Associate Member Myers

Non-voting: 1 - Associate Member Hoffman

PROJ24-072 A Concept Plan for Earth Mover Credit Union at Romeo Crossing

5

Attachments: PROJ24-0725 RVBA

[PROJ24-0725 Exhibit A](#)

Mike Shurhay, Assistant Planner, read the Project Compliance Report.

Sara Lepich of The Redmond Group has submitted a concept plan for a new credit union at the corner of Airport and Weber Road at the Romeo Crossing subdivision. The proposal calls for developing the Northeast corner lot of the Romeo Crossing subdivision. The proposed building would be a 3,160 square foot credit union. The credit union would have four teller windows and six offices for financial services. It would have three drive thru lanes and a bypass lane. The proposed site access is from an interior access road from Airport and Weber Road. The applicant is proposing 29 parking spaces, including 2 accessible stalls. Areas are shown for wall signage though at this time exact sizes are not available.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in the applicant Sara Lepich, The Redmond Co., W220 N745 Westmound Drive, Waukesha, Wisconsin 53186.

Ms. Lepich presented the concept plan to the Commission.

Chairman Venn asked they would required a variance for signage. Ms. Lepich replied no. Mr. Shurhay commented that Staff will review the signage to make sure it complies with code.

Commissioner Nelson stated that he was not familiar with Earthmover Credit Union and asked if was for Union Members only, or will it be open to the public.

Member from the Credit Union replied that it is open membership (to the public).

Commissioner Nelson asked if there were other location in the area. Member from the Credit Union replied yes, Aurora, North Aurora, Oswego, Yorkville.

Commissioner Nelson asked if it was a Federal Credit Union. I believe the Member from the Credit Union responded no.

Commissioner Nelson stated that this building did not have a "back" of the building and asked if utilities and such would be masked. Mr. Shurhay replied that during the review process, Staff will make sure it is concealed.

Commissioner Nelson asked if the earthmover logo that will be internally lit will be counted as a sign. Mr. Shurhay replied yes.

Commissioner Nelson asked if it would be lit all the time. Ms. Lepich replied that they are typically lit at dusk.

Commissioner Nelson asked if it would be lit all night. Ms. Lepich replied that it could be on a timer. Mr. Shurhay commented that it would not be any different than other signage lit for other institutions throughout the Village.

Chairman Venn commented on inclement weather and all the glass on the building and a safety plan.

[PROJ24-072](#) **A Concept Plan for a Service Building at Clean Energy**

[6](#)

Attachments: [PROJ24-0726 Exhibit A](#)

PROJ24-0726 RVBA

Mike Shurhay, Assistant Planner, read the Project Compliance Report.

Chuck Nelson of Clean Energy has submitted a concept plan for a new repair building at the Clean Energy site in the South Creek business park.

The proposal calls for developing a service building at the Clean Energy site. The work at the site would be limited to light vehicle maintenance. The proposed building would be approximately 2,650 sq. ft. The building would have two repair bays, a storage area, and a restroom. The service building will not be open to the general public and will be used for maintenance of Amazon trucks. Amazon is contracted with Clean Energy. The property is governed by a planned unit development, ORD 22-1178, that did not call out for vehicle repairs. This building would require an amendment to the planned unit development as a major change.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in the applicant, Chuck Nelson, Clean Energy, 340 N Janesville Street, Milton, Wisconsin 53563.

Commissioner Nelson asked the location of the building on the site. Mr. Nelson

pointed it out on the site plan.

Commissioner Nelson asked if the building was going where the white tent is. Mr. Nelson replied yes, and the tent is no longer there.

Commissioner Nelson asked if the repairs would be minimal and if there would be storage of vehicles in disrepair. Mr. Nelson replied that it is for general light duty maintenance, such as windshield wipers, fluids, tires and fluid top off. If there is major repair, the vehicles are towed out to another facility/shop. Mr. Shurhay commented that this facility would not be similar to what you see in an M-2 Zoning District with auto/semi repair.

Commissioner Nelson stated that the lot is full everyday and will there be more vehicles entering. Mr. Nelson replied that vehicles from other locations would not be using this for service, it will be for the vehicles currently using this site.

Commissioner Repetowski asked if there would be catch basins. Mr. Shurhay stated that a triple catch basin will be required for this building.

Commissioner Repetowski asked if there would be other vehicles, it starts out with their own, but could open up for others to seek repairs there. Mr. Shurhay commented that the Village will not allow it and have asked the applicant to remove any signage that may advertise as such. This is for the existing contracted vehicles at this Clean Energy facility.

Mr. Nelson commented that this is the basic maintenance that would be done at your own home, the building is there to protect the person from the elements and make it more attractive.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

Nancy Thornton, 20830 W Hickory Court, Plainfield, Illinois was sworn in by Chairman Venn.

Ms. Thornton stated that she was a Carillon Resident and was inquiring about the privacy wall promised to Carillon Residents along Weber Road. The wall was constructed on the North side of Carillon along Weber Road.

She stated that it is causing a decrease in property values along that section of Weber Road.

Mr. Shurhay commented that it is part of the Weber Road widening project. That project is being run through Will County and the State of Illinois. They are working through the phases of that project.

Mr. Shurhay commented that this is not in relation to the project discussed.

Ms. Thornton commented that she understands and this is Citizens to be heard.

Mr. Shurhay stated that Village Staff is aware of the concerns and Will County maintains Weber Road.

Ms. Thornton asked if the Village stays on top of that project. Mr. Shurhay replied yes.

Mr. Shurhay stated that he would give Ms. Thornton his contact information and will send her an update on that project as he receives them.

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT

A motion was made by Jim McConachie, seconded by Dan Repetowski, that this Meeting be Adjourned. The motion carried unanimously.