

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, November 8, 2016

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Rich Holloway, Associate Member Gary Hoffman, Commissioner Jim McConachie, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

Absent 3 - Commissioner Petra Burgess, Associate Member Rick Gougis, and Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that the September 27, 2016 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN16-00](#) **PZC Minutes 9/27/2016**
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5. PUBLIC HEARINGS

[PH16-2228](#) **A Public Hearing on Annexation and Zoning for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson (20525 W. Normantown Rd.)**

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

Description/Title: Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

Type of Review: Annexation and Zoning

Summary:

Edward Rose & Sons and S.R. Jacobson are proposing the development of a 216-unit apartment community on 12.8 acres located on the south side of Normantown Road, just east of Brunswick Lane.

The subject property is currently vacant and unimproved. It was used in the past as a

nursery known as Kotnour’s Landscape and Nursery. A portion of the property was originally annexed to the Village in 1989 and is zoned R-6, Attached Residential. The remaining property is located in unincorporated, Will County.

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. In addition, the proposed land use and zoning provides a natural transition between the Greenhaven duplexes and Meadowdale townhomes, zoned R-6, Attached Single Family Residential to the east and the commercial property, zoned B-3, Highway Regional Shopping to the west.

Method of Investigation

The Development Review Committee has reviewed the proposal and provided comments to the applicant.

Findings of Fact

Following are the proposed findings of fact.

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.

Recommendation

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

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

[PH16-2229](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

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

Assistant Director Josh Potter Read the Project Compliance Report

Description/Title: Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

Type of Review: A Special Use Permit for a Planned Unit Development (PUD) - General Development Plan

Summary:

Edward Rose & Sons and S.R. Jacobson have submitted development plans and are requesting approval of a PUD - General Development Plan for a 216-unit apartment community. The subject property consists of 12.8 acres and is located on the south side of Normantown Road, just east of Brunswick Lane.

A PUD - General Development Plan approves the preliminary site plans for the site. Final

Development Plans with greater levels of detail will be provided shortly following the approval of the PUD - General Development Plan. The Final Development Plan will come back to the Planning and Zoning Commission for review to ensure they follow the approved General Development Plan.

Project Description

The apartment development is proposed to be a high-end apartment community with desirable site amenities. The development plan includes a total of 216 apartment units in 6 three-story buildings. The unit mixture includes 90 one-bedroom units, 114 two-bedroom units and 12 three-bedroom units.

A 6,000 square foot clubhouse is proposed that includes a community room, exercise room and property management offices. A pool, sun deck and pergola will be located behind the clubhouse with an outdoor gathering area. Other site amenities include attached and detached garages, a carwash area, dog park, on-site professional management and a large amount of open space around the site.

Access and Parking

The main entrance into the site is proposed through a new full access driveway from Normantown Road. Final studies are being prepared and will be reviewed, but it appears an eastbound to southbound deceleration lane will be required for the Normantown Road driveway. A secondary access point for emergency access is proposed on the east end of the site that will connect to Kingsley Drive. In addition, an internal driveway stub is provided to the west that will allow for future cross access with the adjacent commercial property.

There are a total of 417 parking spaces provided, including 107 garage spaces and 310 surface parking spaces. The total amount of parking provided exceeds the 413 parking spaces that are required by the Parking Code based on the proposed unit mixture. All of the buildings include 12 internal garages. In addition, 7-unit detached garages are provided near each building.

Architecture

The principal exterior building materials include a large percentage of brick and horizontal siding. The buildings include a number of architectural features including varying use of architectural accents and colors, a large percentage of windows, varied rooflines, and vertical and horizontal articulation. The architecture pattern is consistent throughout the site. The building architecture is consistent throughout the site.

Open Space and Pedestrian Connectivity

The 3-story product allows over 45% of the site to be dedicated open space. A large open space area is provided behind the clubhouse and interconnected walkways are provided throughout the site. The site will also provide a connection to the existing path along Normantown Road and to a future north-south pathway to be located in the adjacent natural gas right-of-way.

Landscaping

The proposed Landscape plan meets the minimum planting requirements of the Landscape Code. Full planting screens are proposed on the east and west sides to provide solid screens from the Greenhaven subdivision to the east and the commercial property to the west. Enhanced landscaping is provided at the boulevard site entrance and along Normantown Road. In addition, the developer is providing a total of 135 trees above the minimum amount of trees required for the site. Parking lot landscaping is provided and all of the buildings include foundation planting areas. A decorative fence will

be required at the east property line to delineate the subject property from the adjacent Greenhaven subdivision.

Stormwater Management

All of the site's stormwater runoff is managed through an on-site detention pond located at the southeast end of the site.

Signage

Signage plans have not been submitted yet. These plans will be required in the Final Development Plan submittal.

Code Exceptions

1. Residential Density (Section 159.068.A). The developer is asking to increase the maximum density from 12 units per acre to 16.9 units per acre. The proposed density is consistent with the other communities in the area, including: Remington - 16.7 units per acre; High Point Serenity - 16.8 units per acre and Springs at 127th in Plainfield - 18.9 units per acre, and is consistent with the recent Springs at Weber Road project - 15.8 units per acre. Although this project has a slightly higher density, the proposed design allows for additional open space.
2. Tree Preservation and Removal Regulations (Section 159.30.C). The developer is asking for a waiver of 82 replacement trees. The developer is providing a total of 135 replacement trees, but is unable to fit the rest of the trees on the site.
3. Setbacks (159.68.F.6). A reduction in the required 25-foot front yard setback is requested for the parking. This reduction only amounts to a few feet at a few locations along the setback line. The sidewalk will also encroach into the setback.
4. Maximum Lot Coverage (159.68.F.8). To increase the maximum lot coverage from 50% to 55%.
5. Minimum Landscape Coverage (159.68.F.9). To reduce the minimum landscape coverage from 50% to 45%. The proposed Landscape Plan provides landscaping significantly above the minimum planting requirements.
6. Site Runoff and Storage Facility Design (160.035). Developer is providing the required detention volume for the development, but due to constraints with the elevation of Property, seeks code exceptions to: i) reduce the required area for the Normal Water Level (NWL) from 1.0 acres to 0.65 acres; and ii) to increase the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 1.5 feet for a two-year storm event.

Code Clarifications

Staff does not consider the following items to be code exceptions, but are identified as code clarifications to recognize certain design elements include in the General Development Plan.

1. Street Access (Section 159.017 and 159.60.E.5). The proposed development will have a single point of access to Normantown Road. A second point of access is provided at Kingsley Drive, but said access is a restricted emergency access. A stub is presently

provided to the west and may result in a future third point of access.

2. Residential District Requirements - Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented internally around the central clubhouse and associated open space rather than the Normantown Road right-of-way.
3. Fenestration (Section 159.60.H.4). A high percentage of windows are incorporated across each façade of the buildings. Developer has, to date, not confirmed the surface area of the windows or maximum linear distance between windows, but suggests, based on the proposed Elevations, that the elevations meet the fenestration requirement.
4. Parking/Garages (Section 159.60.H.5). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit.
5. Special Signs (Section 159.129.K). Permanent Residential Development Entrance Signs. The developer will provide a permanent masonry or stone development sign identifying the name of the apartment community. The sign will not be greater than 8 feet in height, but will comply with all applicable sign regulations.

Method of Investigation:

The Development Review Committee has reviewed the proposal and has provided feedback to the applicant.

Findings of Fact:

Following are the proposed findings of fact.

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.

Recommendation:

The Development Review Committee recommends approval contingent on compliance with outstanding staff comments and approval of the Final Development Plan. This approval includes the Code exceptions noted in this report.

Mr. Russ Whitaker, 30 W. Jefferson, Ste. 200 Naperville, IL - Sworn.

Mr. Whitaker wanted to remind everyone that the entities behind this project, Edward Rose & Sons and S.R. Jacobson, are well established and are going to be involved in this project long term.

Mr. Whitaker stated that they have been working with staff on the project since the last meeting to address the comments from the last meeting.

Building one has been shifted to put more space/buffer between the adjacent development.

The access onto Brunswick Lane will be an ongoing issue. The Village is working to help secure easement rights over the Natural Gas Pipeline.

Chairman Venn asked if there would be an aerator in the pond.

Mr. Whitaker stated that the developer has designed it to be a wet basin detention pond and may require an aerator.

Chairman Venn asked if the pond was sufficient size for all the run off on the site.

Assistant Director Josh Potter stated that it was.

Commissioner Scieszka asked staff to explain the setback for the front of the property and asked if it will effect the bike path.

Assistant Director Josh Potter showed on the aerial photo of the site where the encroachment on the setback would be (it is a very minimal area). There will still be 17 ft. to 18 ft. of greenspace buffer between the parking lot and the bike path.

Commissioner Hoffman asked about the lighting on the rear of building one.

Mr. Whitaker explained that there is no security lighting on the back of the buildings, each unit would have a porch light on the exterior space. Also, due to the elevation change of the developments and the distance with landscaping/berm wall between them the porch lights should not be and issue.

Chairman Venn asked about the materials that will be used in the berm wall.

Mr. Whitaker stated that it will be a combination of materials.

Commissioner Pyle asked about the size of the retaining wall.

Assistant Director Josh Potter showed the retaining wall on the aerial of the site.

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

[PH16-2230](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for 1120-1140 Remington Blvd (Room Place Signage)

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

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: 1120-1140 Remington Blvd - Room Place Signage

Type of Review: Planned Unit Development - Final Development Plan

Summary:

The Room Place has occupied the building at 1120-1140 Remington Blvd.

The Room Place has taken over the building at 1120-1140 Remington Blvd after a fire destroyed their building in Woodridge. As they build out their space they have requested additional signage on the property than Village code would allow. The property was originally approved on March 6, 2002 as RES 0016-02. At that time, no signage package was included.

They are proposing two wall signs, one facing each street. The signs meet the square footage requirement but are taller than code allows. Code is 5' in height; the proposed signs are 10'2" and 7'8" tall. They are also proposing window signs in two locations that will cover the entire window surface. The Room Place is requesting this signage because customers will be able to come to this site to pick up furniture they have ordered and they want to increase visibility. This is similar to the customer pick up area at Ashley Furniture.

The sign package includes directional signs, a canopy sign, and the re-facing of an existing monument sign. These all meet code and are provide to show the entire amount of signage on the property.

Findings of Fact:

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) except as amended in this PUD.

Recommendation:

The Development Review Committee is recommending approval.

James Blair, 1120 W. Remington, Romeoville, IL - The Room Place, Sworn.
Rich Cawley 1120 W. Remington, Romeoville, IL - The Room Place, Sworn.

Chariman Venn asked if this sign package would define all windows of this type.

Senior Planner Darga stated that since the code was written for commercial store fronts it is harder to define the windows in this case.

This is only for this sign package request and is not open ended.

Commissioner Holloway asked if The Room Place has done other buildings like this one and if there are any plans down the line to have retail sales at this location.

Mr. Blair stated they have other locations like this one and do not plan to use it as a retail sales, the building is not set up for this, they may have a tent sale at some point.

Chairman Venn asked how many employees would be at this location.

Mr. Blair stated that there would be around 80 to 100 employees, possibly more.

Commissioner Scieszka asked if the monument sign in front can be looked at and would like to see it dressed up with some landscaping.

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

[PH16-2231](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Lot 8 in Romeoville Crossings for Heartland Dental

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

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Lot 8 of Romeoville Crossings for Heartland Dental

Type of Review: Planned Unit Development - Final Development Plan

Summary:

Professional Resource Development Corp, represented by Troy Hannan of Torch Architecture, has submitted an application for a Final Development Plan for a dental office in the Romeoville Crossings Commercial Subdivision. The site is currently vacant and located just south of the Sam’s Club fueling station.

Site

The proposed dental office is 4,200 SF on a 1.07 acre lot. The Concept Plan showed a shared building with a restaurant space next to the dental building. They are no longer proposing the restaurant space. This will be a stand-alone dental office building. There is one (1) shared full access point onto the internal ring road located in the northwest corner of the site. There is cross access between the Sam’s Club fuel station lot in two (2) locations.

The applicant is providing a total of 54 onsite parking stalls, which includes three (3) handicap parking stalls. A designated pedestrian pathway is proposed to connect the building to the sidewalk along Weber Road that will be constructed in conjunction with this development. A dumpster enclosure is shown on the rear of the property. It will be brick to match the building and heavily landscaped. Landscaping has been provided around the rest of the site in accordance with Village Code.

Aesthetics and Signs

The building is proposed to be constructed of brick, cultured stone and EIFS. The amount

of EIFS has been limited to the top of the building and around the sign. Architectural elements found on the building that will help them meet the design code are changes in roof height, columns, and overhangs, changes in building materials, texture change and pattern change. The lighting on the building is architectural and the parking lot lighting will be the approved fixture from the Romeoville Crossings General Development Plan (GDP).

The applicant is proposing a monument sign that meets the standards set out in the Romeoville Crossings General Development Plan. There is a space on the building for a wall sign. They have not requested any code exceptions for this sign.

Method of Investigation:

The Development Review Committee has reviewed the proposal and is recommending approval.

The Planning Commission reviewed the concept plan on September 8, 2015.

The Village Board reviewed the concept plan on September 16, 2015.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Mr. Torin Hannan, Torch Architects, 27 W. Jefferson Ave. Naperville, IL , Sworn.

Chairman Venn stated that this could be considered a three front sided building and asked if there are any variances asked for on the signage.

Senior Planner Darga stated that the signage asked for and shown does meet code.

Chairman Venn asked about the overall lighting plan for the development.

Senior Planner Darga stated that the lighting will match all the lighting in the area.

Chairman Venn asked how many lights there would be and Planner Darga stated there would be six.

Community Development Director Steve Rockwell added that he would like Torch Architects to look at the signage and photometric plan.

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

6. NEW BUSINESS

[ORD16-1326](#) **An Ordinance Approving Annexation and Zoning for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson (20525 W. Normantown Rd.)**

Attachments: [2016-0923 Land Use Exhibit](#)
[ANNEX Plat 9-22-16](#)

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

ORD16-1327 An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

Attachments: [PUD Narrative](#)
[GDP Floor Plans & Elevations 9 26 16](#)
[2016-0923 Prelim Set](#)

A motion was made by Commissioner Pyle, seconded by Repetowski, that this Ordinance be Recommend for Approval to the Village Board. The motion carried by a unanimous vote.

ORD16-1328 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 1120-1140 Remington Blvd (Room Place Signage)

Attachments: [ORD 16-1328 Exhibit A Signage Package](#)
[ORD 16-1328 PZC report](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 11/16/2016. The motion carried by a unanimous vote.

ORD16-1329 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Lot 8 of Romeoville Crossings for Heartland Dental

Attachments: [ORD 16-1329 Exhibit A](#)
[ORD 16-1329 Exhibit B](#)
[ORD 16-1329 Exhibit C](#)
[ORD 16-1329 PZC report](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval to the Village Board on 11/16/2016. The motion carried by a unanimous vote.

RES16-2226 A Resolution Approving a Final Plat of Subdivision and Final Plat of Easement for VNA Health Care at 160 N. Independence Blvd.

- Attachments:** RES16-2226 14-021 plat RVBA
[RES16-2226 2014-007-SUB PLAT SHT 1](#)
[RES16-2226 2014-007-SUB PLAT SHT 2](#)
[RES16-2226 2014-007-EASEMENT PLAT](#)

A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Resolution be Recommend for Approval to the Village Board on 11/16/2016. The motion carried by a unanimous vote.

RES16-2227 A Resolution Approving a Final Plat of Easement for Woodspring Suites at 1093 Windham Parkway

- Attachments:** [RES16-2227 74198 - Plat of Easement-R1 24x36 IL - LATEST](#)

A motion was made by Commissioner Scieszka, seconded by Repetowski, that this Resolution be Recommend for Approval to the Village Board on 11/16/2016. The motion carried by a unanimous vote.

RES16-2228 A Resolution Approving a Final Plat of Subdivision for the Springs at Weber Road by Continental Properties

- Attachments:** RES16-2228 15-009 plat RVBA
[RES16-2228 2016-09-29 Final Plat Rose Resubdivision](#)

A motion was made by Commissioner Pyle, seconded by Repetowski, that this Resolution be Recommend for Approval to the Village Board on 11/16/2016. The motion carried by a unanimous vote.

7. OLD BUSINESS

NONE

8. CITIZENS TO BE HEARD

NONE

9. CHAIR'S REPORT

Welcome to our new Student Member Brandon Quan.

Everyone is invited to attend the Envision Romeoville Public Workshop on Thursday November 17th at 6:00 PM at the Village Hall.

10. COMMISSIONER'S REPORT

Welcome to our new Student Member Brandon Quan.

11. VILLAGE BOARD LIAISON REPORT

NOTHING

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Welcome to our new Student Member Brandon Quan.

13. ADJOURNMENT

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