

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, December 10, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 7 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 2 - Commissioner Rich Holloway, and Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that the October 8th, 2019 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN19-04](#)

[9](#)

Attachments: [PZC Minutes 10-8-2019](#)

5. PUBLIC HEARINGS

[PH19-2310](#)

A Public Hearing on an Ordinance Amending Chapter 160 (Stormwater Ordinance) of the Village of Romeoville Code of Ordinances

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

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

Type of Review: Text Amendment to the Stormwater Ordinance (Chapter 160)

Summary:

This amendment will update our Stormwater Ordinance with a new rainfall table in Appendix A. "Bulletin 70 - Frequency Distributions of Heavy Rainfall in Illinois" was originally prepared by Floyd Huff and James Angel. This document sets storm standards that guide floodplain policies, development regulations, and stormwater requirements across much of Illinois. Given the severity and frequency of rainfall over the past decade, the Illinois State Water Survey (ISWS) released an updated Bulletin 70 in of March 2019

(prior update was 1989).

The Will County Stormwater Management Committee held a Public Hearing on 8/13/19 and this update is slated for approval by the County Board at its 8/19/19 meeting. Also, for reference, the MWRD (which has jurisdiction of much of Cook County) has already incorporated the new Bulletin 70 into its recommended WMO revisions. It is anticipated that many county and local ordinances will follow suit and incorporate this into their requirements. It is anticipated that this requirement will be effective and required for design as of January 1, 2020.

Overall, this will have a limited impact to Romeoville's ordinance as the Village has always used a local variation of the original Bulletin 70 data.

Method of Investigation:

The Development Review Committee has reviewed the proposal and recommends approval.

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.

Recommendation:

The Development Review Committee recommends Approval.

Chairman Venn asked if the chart provided speaks to frequency only, Mr. Darga stated that that is correct.

Commissioner Nelson asked if there is a reason that the table provided is so expansive. Mr. Darga stated that it is due to the amount of design conditions that may apply to projects.

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

[PH19-2311](#)

A Public Hearing on an Amendment to Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Video Gaming

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

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

Type of Review: Text Amendment to the Zoning Ordinance (Chapter 159)

Summary:

This amendment will update the video gaming section of the zoning code. The State has recently made an amendment to the law to allow up to 6 machines per establishment.

The previous limit was 5. This amendment will update our code to reflect this change.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

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.

Recommendation:

The Development Review Committee recommends Approval.

Commissioner Nelson stated that the Project Compliance Report states number of machines per establishment but the resolution states number of machines at a given location. He asked if this limits the number of machines per area (strip mall) or per business.

Mr. Darga stated that it is per business. Commissioner Nelson suggested changing the wording to establishment in the resolution.

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

[PH19-2313](#)

A Public Hearing on an Amendment to Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Cannabis

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

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

Summary:

This amendment will update the Zoning Ordinance for the recent changes the State has made for Recreational Cannabis. Currently, the Village allows the distribution of Medical Cannabis as a Special Use in the M-1 and M-2 zoning districts. The Village has granted one Special Use permit for Medical Cannabis to a facility at 1335 Lakeside Drive (ORD 15-1205). The State law for Medical Cannabis had specific distances the facilities had to be located away from sensitive uses like schools and daycare centers. The new law for Recreational Cannabis does not. It does, however, allow municipalities to make their own zoning laws to regulate the location of these facilities.

The proposed amendment would:

1. List distribution of Cannabis as a Special Use in the M-1, M-2, and P-B zoning Districts.
2. Require a 1,000 foot setback from “any pre-existing public or private pre-schools,

elementary schools, secondary schools, or day care centers.”

3. Require a 1,000 foot setback from any property zoned U-D, University District.
4. Require a 1,000 foot setback from the Library, Village Hall, the Rec Center, and the Edward Athletic and Event Center.
5. Require a 500 foot setback from any property zoned residential.

It is anticipated that the existing Medical Cannabis facility on Lakeside Drive would begin selling Recreational Cannabis in early 2020. There have been preliminary discussions with the existing operator about moving to a newer, larger location. To date, they have not been able to secure a location. If and when they do, they would come before the commission for a Special Use Permit and would be bound by the conditions set forth above.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

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.

Recommendation:

The Development Review Committee recommends Approval.

Commissioner Nelson asked about including parks and churches to the list of setbacks. Mr. Darga stated that anything can be included, however churches were not included due to the fact that there are some churches in unique locations such as industrial parks. Parks are located in areas zoned residential so they were not listed.

Commissioner Nelson asked how the sales will be tracked.

Mike Richards, 190 S. LaSalle, Chicago, IL - Sworn

Mr. Richards stated that the State does have a system to track the product and they are working on putting a process in place to track customer transactions.

Commissioner Nelson stated that the Village and staff have done a wonderful job on the development of the Village, however he is concerned about this Ordinance and will be voting no.

Commissioner Burgess stated that she is in support of the Ordinance and stated that there have been no issues with the current dispensary. Mr. Darga stated that this is correct.

Commissioner Burgess asked how reporting to the DMV is possible.

Katrina McGuire, 55 E. Monroe, 37th Floor, Chicago, IL - Sworn

Ms. McGuire stated that the medical card holders do go thru a background check and are reported to the DMV. Recreational sales will not require a license, only a valid drivers license to make a purchase.

Commissioner Repetowski wants to make sure that the medical customers do not suffer because of the recreational sale customers. Mr. Richards stated that per State Legislature they are required to allocate a certain amount for medical customers and maintain that supply.

Commissioner Scieszka asked if the distance requirements were given by the State. Mr.

Darga stated that the State did give setback numbers for the medical sales. The recreational sales setbacks and zoning are up to the municipality. Commissioner Scieszka would like to see the residential setback moved to 1,000 FT.

Don Hornig, 834 Oakton Ave., Romeoville, IL - Sworn

Mr. Hornig is concerned about the distance around the Athletic Center being bumped back due to the amount of families and children in the area.

Mr. Hornig also expressed concern in the future for the area around the train station. Mr.

Darga stated that there is really no area available on the east side by the train station.

Mr. Hornig stated that Michigan is experiencing astronomical sales and thinks this will be good for Illinois.

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

6. NEW BUSINESS

[ORD19-1603](#) **An Ordinance Amending Chapter 160 (Stormwater Ordinance) of the Village of Romeoville Code of Ordinances**

Attachments: [ORD 19-1603 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/18/2019. The motion carried by a unanimous vote.

[ORD19-1604](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Video Gaming**

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/18/2019. The motion carried by a unanimous vote.

[ORD19-1606](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Cannabis**

Attachments: [ORD 19-1606 Exhibit A](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval with the Condition that churches be added to the list of uses requiring a setback to the Village Board on 12/18/2019. The motion carried by a voice vote of five to one.

[RES19-2827](#) **A Resolution Approving a Plat of Easement for Joe's Beverage Warehouse**

Attachments: 17-003 sub plat PCR 12-10-19

[Plat of Easement](#)

This Resolution was Recommend for Approval.to the Village Board due back on 12/18/2019

[RES19-2828](#) **A Resolution Approving a Final Plat of Resubdivision for Interland**

Attachments: [RES 19-2828 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 12/18/2019. The motion carried by a unanimous vote.

[PROJ19-068](#) **A Concept Plan for the Seasons of Romeoville by Fiduciary Real Estate Development, Inc.**

Attachments: [PROJ 19-0687 Concept plan](#)

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

Description/Title: The Seasons of Romeoville by Fiduciary Real Estate Development, Inc.

Type of Review: Concept Plan

Summary:

Fiduciary Real Estate Development, Inc (FRED) has submitted a concept plan for an apartment project along Weber Road.

The project is located south of Farm & Fleet. It would include the southern interior Farm & Fleet outlots as well as the unincorporated Walsh property to the south. The remainder of the Walsh property would include retail outlots along Weber and a parcel donated to the Village south of the creek. This project will require and annexation, rezoning of the existing outlots, zoning the new territory, and a PUD-GDP approved for the whole site.

The proposed development would consist of 12 buildings with 20 units each. There would also be a clubhouse building and several detached garage buildings. The units would be broken down as follows: 24 studio apartments, 96 one bedroom apartments, 96 two bedroom apartments, and 24 three bedroom apartments. Each building would have 8 attached garages. Along with the detached garage spaces the total enclosed spaces is 192. The rest of the parking is outdoor surface parking. The total number of spaces is 595 or 2.48 spaces per unit. Access to the site would use the existing signal on Weber that serves Wal-Mart and Farm & Fleet. Residents would use the main entrance by the clubhouse. There will be a gated, emergency only access point farther south along the ring road.

Method of Investigation:

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

Recommendation:

Provide input to the applicant.

Tony Dorosa from Fiduciary Real Estate Development, Inc. gave a presentation on the proposed development to the Commission and asked for feedback.

Chairman Venn asked to make sure water detention is covered, he is also concerned

about the access road/entrance into the development being too narrow. Mr. Darga stated that all this will be addressed in the full engineering study. Chairman Venn asked if the garages are heated. Mr. Dorosa stated that they are not.

Commissioner Nelson asked for clarification that the project would be a three color scheme. Mr. Dorosa stated that this is correct. Commissioner Nelson asked about the road to the south of the entrance/exit and asked if this is for emergency/fire vehicles and also access for outlots if developed. Mr. Dorosa stated that this is correct. Commissioner Nelson asked if the outlots are developed if the road would be extended. Mr. Darga stated that there is a creek that runs through the south end of the project and everything stops at this point. If development to the south happens in the future a bridge will have to be built. Commissioner Nelson also expressed his concern about traffic at the entrance/exit of the project. Mr. Dorosa stated that they will have a traffic study done and present the findings to staff.

Commissioner Scieszka asked if the development would be fenced in. Mr. Dorosa stated that it would not be fenced. Commissioner Scieszka asked about what type of buffer would be used adjacent to the Blain's Development and would like to see a possible fence or dense landscaping. Mr. Dorosa stated that they have placed stormwater basin as a buffer and shifted units to the south. They have looked at the area and are very sensitive to the resident interaction with the commercial uses in the area. Commissioner Scieszka would like to see some brick incorporated into the garages. Mr. Dorosa stated that they are here tonight for input and will take all comments into consideration. Commissioner Scieszka asked about the garbage locations and wants to make sure there is access close to all units.

Commissioner Burgess asked if they are expecting many school age children. Mr. Dorosa stated that typically there are only 15 to 20 school age children.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Merry Christmas and Happy Holidays to all.

10. COMMISSIONER'S REPORT

Merry Christmas and Happy Holidays.

11. VILLAGE BOARD LIAISON REPORT

Merry Christmas and Happy New Year and thank you for all you do.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Happy Holidays. Welcome to Mike Shurhay who is now full time and doing a great job.

13. ADJOURNMENT

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