

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, March 10, 2020**

**7:00 PM**

**Village Hall Board Room**

### **Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

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

**Absent** 1 - Commissioner David Venn

## 3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, 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 Rich Holloway, seconded by Dan Repetowski, that the December 10, 2019 Minutes be Approved. The motion carried unanimously.

[PZMIN20-05](#) **PZC Minutes 12-10-2019**  
[0](#)

**Attachments:** [PZC 12-10-2019](#)

## 5. PUBLIC HEARINGS

[PH20-2316](#) **A Public Hearing on an Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Lighting Standards**

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

Planning Technician Mike Shurhay read the Project Compliance Report.

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

**Summary:**

This amendment will update the commercial and industrial lighting standards. The code already has maximum light levels and standards for light spill over on adjacent properties. These updates will address minimum light levels needed for security as well as maintenance of site lighting. This will help in our commercial code enforcement efforts around the Village.

A summary of the changes are attached.

**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 the table on page 2 and what the difference is between regional and commercial shopping districts.

Planning Technician Mike Shurhay stated that the table would not change just the standards for the districts.

Project Development and Planning Coordinator Nathan Darga stated that a Commercial District would be a Walmart with large light poles. A Regional District would be a smaller neighborhood strip mall with small light poles.

Mr. Don Hornig, 834 Oakton Ave. Romeoville, IL - sworn.

Mr. Hornig is concerned about the commercial buildings to the north of Weber Road Walgreens where additional parking was added and if there is adequate lighting in this area. Mr. Hornig is concerned about safety in this area where the additional employee parking was added.

Project Development and Planning Coordinator Nathan Darga stated that this will help some. The current standards are now geared toward lighting not being too bright and no standards for minimum lighting. This will add back standards to help Commercial Code.

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

**6. NEW BUSINESS**

**[ORD20-1628](#) An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Lighting Standards**

**Attachments:** [ORD 20-1628 Exhibit A](#)  
[ORD 20-1628 Exhibit B](#)  
[ORD 20-1628 Exhibit C PZC report](#)

**A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 3/18/2020. The motion carried by a unanimous vote.**

**[ORD20-1629](#) An Ordinance Approving the Official Zoning Map for 2020**

**Attachments:** [ORD 20-1629 Exhibit A](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 3/18/2020. The motion carried by a unanimous vote.

**[RES20-2867](#) A Resolution Approving a Plat of Easement for Thornton's at Gateway**

**Attachments:** RES20-2867 thortons plat of easement resolution rvba

[RES20-2867 R2021-030842 Gateway Thorntons Plat](#)

A motion was made by Commissioner Holloway, seconded by Commissioner McConachie, that this Resolution be Recommend for Approval With Conditions to the Village Board on 3/18/2020. The motion carried by a unanimous vote.

**[RES20-2868](#) A Resolution Approving a Plat of Easement for Jiffy Lube at 1332 W. Airport Road**

**Attachments:** [RES 20-2868 Exhibit A](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Burgess, that this Resolution be Recommend for Approval With Conditions to the Village Board on 3/18/2020. The motion carried by a unanimous vote.

**[PROJ20-068](#) A Concept Plan for the Uptown Fitness Center and Apartments**  
**[8](#)**

**Attachments:** [PROJ20-0688 concept plans](#)

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

**Description/Title:** Uptown Fitness Center & Apartments

**Type of Review:** Concept Plan

**Summary:**

The Village, in partnership with The Pal Group, Inc and GSP Development, are proposing the redevelopment of the property owned by the Village along Townhall Drive.

The project has three distinct segments: The Athletic & Event Center expansion, a new fitness center, and a new apartment building.

**Athletic & Event Center Expansion**

The existing Athletic and Event Center (AEC) will be expanded to the south in the area of the existing detention pond. The pond will be reconfigured to address the stormwater management needs of the area. The expansion will mirror how the existing building looks on the north side. Like the north side, it will have two regulation courts as well as additional restroom and storage facilities. The building façade will match the existing.

**Fitness Center / Pool**

A new fitness center for the residents is being proposed on the south half of the property between Townhall and Dalhart. It would include a pool, workout spaces, and an indoor walking track. Access to the facility would be from Townhall Drive. A secondary gated access to Dalhart would be provided for emergency purposes only. 110 parking spaces are provided in front of the building. Additionally, on street parking is being added to sections of Townhall and Dalhart.

The site plan includes open space located between the apartments and fitness center, tying together the two uses. A splash pad is one proposed amenity for the open space area. In addition, stormwater detention would be provided underground in this area to free up open space. This area would also provide a pedestrian connection between Dalhart Avenue and Townhall Drive. This will allow the library and school parking lots to be used as overflow during large events at the AEC.

### Apartment Building

The residential component proposed for the north end of the site consists of approximately 102 apartment units in a 4-story building with a basement garage. The residential site would have approximately 135 on-site parking spaces (23 indoor and 112 outdoor). This equates to a parking ratio of 1.32 parking spaces per unit. The main access to the site is from Townhall Drive. A second driveway is also provided from Dalhart Avenue. The unit mixture includes: 50% 1-bedroom; 35% 2-bedroom; and 15% 3-bedroom units.

The proposed architecture for the residential building is pedestrian-oriented and has an urban look. The building includes mainly masonry exterior building materials with a variety of projections and architectural detailing to give the building an attractive look

### **Method of Investigation:**

The Development review Committee has reviewed the proposal.

### **Recommendation:**

Provide input to the applicant.

Commissioner Scieszka asked if the entire basement would be used for parking. Project Development & Planning Coordinator Nathan Darga stated that it would be. Assistant Village Manager Dawn Caldwell stated that since the Downtown Committee started in 2004 there has always been a residential component included as part of the plan. Assistant Village Manager Dawn Caldwell gave a brief overview of the area and the factors that were considered in coming up with the current plan for Uptown Square.

Tim Winter, PAL Group - sworn.

Commissioner Scieszka asked if the first-floor units would be accessed from the outside of the building. He also has concerns about the parking ratio and overflow parking.

Tim Winter stated that they are still working on configurations. On this plan the first-floor units that face Dalhart and Normantown would have access from the

outside. Commissioner Scieszka is concerned about people moving in and out with no parking on Normantown. Mr. Winter stated that they would use the parking lot and interior service elevators for move in, there would be no need to park on Normantown. Project Development & Planning Coordinator Nathan Darga explained the grade change at Normantown. Tim Winter stated that there would be a gated lot and a designated loading zone.

Commissioner Repetowski also expressed concerns about the parking and safety for the children that attend the school across the street.

Staff understands the concerns and will look into the traffic patterns. The police will look at the traffic flow on what is allowed.

Commissioner Hoffman asked about the bus traffic with parking on Dalhart. Mr. Darga stated that the parking on Dalhart will be on the Fitness Center side, the buses park on the opposite side by the school and there will be room for cars on the roadway. Mr. Darga stated that traffic studies are done and not all residents will be leaving at the same time, there is concern when you see the number of units but traffic is dispersed over the entire day.

Commissioner Burgess asked if there is demand for more apartments. Mr. Darga stated that of all the apartments in the area have high occupancy rates.

Commissioner Repetowski asked what the rents would be. Mr. Winter stated that the one-bedroom units would be about \$1,500 and up to \$2,000 for three-bedroom units.

Commissioner Sakalas expressed her concerns about the traffic in the area with the school and parking for the Athletic Center overflow when they have events.

Assistant Village Manager Dawn Caldwell stated that part of this plan is to use shared parking with the library and school on weekends. This plan now provides a connection from these lots to the Athletic Center and the Athletic Center will do a better job of advertising these lots for parking.

Commissioner Repetowski asked about the construction traffic during the day.

Assistant Village Manager Dawn Caldwell stated that the Athletic Center would be used as a construction trailer site.

Commissioner Nelson asked about the ownership of the property and how it will work. Mr. Darga stated that the projects would come back as separate PUD's.

Tegan Snider, Student Member stated that she has friends from different schools that use the Athletic Center and thinks the expansion will be good for the community.

Pat Considine, 25 Alexander Circle, Romeoville, Sworn. Mr. Considine grew up in Romeoville and is a current business owner in the Uptown area. Mr. Considine would like to see the parking lot to the east of his property included in the first phase of the work and wanted to verify it is in the plan to remain as a parking lot.

Assistant Village Manager Dawn Caldwell stated that other options were looked at but it will remain a parking lot due to the need for parking in the area. Mr.

Considine would like to see new fencing along the houses on Arlington Dr. that back up to the parking lot. Assistant Village Manager Dawn Caldwell stated that this is not part of this project but is being looked at by the Village. Mr. Considine asked what the footage from the existing Athletic Center going south will be for the addition. Mr. Darga stated that it is approx. 100 ft. and the rest will be retention.

Mr. Considine has been on the Downtown Committee for years and thinks the new apartments are a great idea. Mr. Considine work for Orange Crush and thinks they will do a good job on the development and working out any issues with the Village.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Reminder, St. Baldricks and Romeoville Baseball fundraisers are going on.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nathan Darga gave an update on the B&W Project on Parkwood.

13. ADJOURNMENT