

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 24, 2024

6:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Chairman 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

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

[PZMIN24-10](#)

[3](#)

Attachments: [PZC 09102024.pdf](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that the September 10, 2024 PZ Minutes be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

[PH24-2412](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development-Final Development plan for Earthmover Credit Union at 400 S. Weber Road

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

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

Sara Lepich of The Redmond Group has submitted final development plans for a new Earthmover Credit Union. The proposed building would be located at the corner of Airport and Weber Road at the Romeo Crossing subdivision.

The proposal calls for 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 interior access road from Airport and Weber Road. The applicant is proposing 29 parking spaces, including 2 accessible stalls.

The building is a mixture of brick, stone, EFIS, and wood look metal. The site includes decorative lighting to match the rest of the development. A monument sign is shown on the northern side of the lot, towards Weber Road. There are also wall signs on the east (front), north, and south façades. The site is fully landscaped and decorative parking lot lighting to match the style of the shopping center is provided.

Code Exceptions:

There are two exceptions being requested below:

- Chapter 159.127 (H)(1)- Number of wall signs are limited to one sign per street frontage. Applicant is requesting two signs on east elevation
- Chapter 159.127 (H)(5)- Sign area and height. Applicant is seeking relief as depicted in Exhibit B

Method of Investigation:

The Development Review Committee has reviewed the proposal and issued review comments. The Planning and Zoning Commission reviewed the concept plans on May 21, 2024, and the Village Board reviewed the plans on June 6, 2024.

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:

Staff finds the applicant has addressed the review comments and the concerns raised during the concept plan review. As such, staff recommends approval, subject to staff comments.

Chairman Venn swore in the applicants Nick Barcheto, 307 West Avenue, Warrenville, Illinois.

Chairman Venn asked if the applicant meets all the requirements for the trash enclosure. Mr. Shurhay replied yes the trash enclosure meets the masonry requirement code.

Chairman Venn asked if they meet Fire Department requirements. Mr. Shurhay replied yes, there are minor changes Staff is working on and will ask for recommendation with Staff Comments.

Commissioner Nelson asked where Exhibit B was for the sign variations. Mr. Shurhay replied that it is on the elevation drawings on the East side. The code exceptions asked for are the Earthmover logo and branding for height. Commissioner Nelson asked if that would be facing Weber Road. Mr. Shurhay replied yes.

Commissioner Scieszka asked if there would be a rooftop HVAC unit, where it would be placed and will it be seen. Mr. Barcheto replied that he will have to get back to the Commission on that, as he is not the architect. They just did one in Batavia and he does not remember seeing one. If there is, he believes it would be hidden under the peak on the roof. He stated that they do not have any units on the ground, so he will assume that it is on the roof. Mr. Shurhay commented that he has spoken to the architect and stressed the importance of screening on Weber Road and the units will not be visible.

Chairman Venn asked for comments from the Public. There were none.

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

[PH24-2413](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development-Final Development Plan for Noble Plaza at 490 N. Weber Road

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

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

Shahzad Akbar of Noble Illinois LLC has submitted final development plans for a multi-tenant retail building on Lot 8 of the Carillon Court Retail development. The proposed building would be located just South of N. Carillon Drive behind the existing Walgreens. Mr. Akbar has already purchased the property.

The proposal calls for a 16,620 square foot multi-tenant building. It would have space for up to eight tenants though the actual number will depend on leasing. The proposed site access is from an interior access road from North Carillon Drive with a North and South access point. The applicant is proposing 79 parking spaces, including 4 ADA compliant stalls. The drive aisle in the rear is shown as one way. This is to accommodate a drive thru lane. The drive thru is shown with stacking space for 5 cars.

The building is a mixture of brick, stone, and EFIS. The site includes decorative lighting to match the decorative lighting requirement for the Weber road corridor. A monument sign is shown on the northern side of the lot, towards N. Carillon Dr. The site is fully landscaped and an 8' solid vinyl fence is added for privacy for the Carillon residential subdivision.

At the concept plan review, there were concerns regarding parking. As such, the following information was submitted to address the concerns:

- No parking will be permitted along rear drive isle
- Drive isle in the rear meets the fire code
- Lighting plans were submitted and are following the lighting code for adjacent residential

Code Exceptions:

There are two exceptions being requested below:

- Chapter 158.027(A)(2)(g)(3), the minimum curb radii (as measured from the center to the back of the curb) shall be 25'. The applicant is requesting acceptance of smaller radii due to the geometry of the existing street and configuration of the site
- Chapter 158.027(A)(2)(g)(2), the minimum allowable driveway-to-driveway centerline offset is 100' between existing and proposed driveways. The north driveway should be shifted to the south to the minimum offset of 100'. Applicant is requesting the 60' offset for the north driveway

Method of Investigation:

The Development Review Committee has reviewed the proposal and issued review

comments. The Planning and Zoning Commission reviewed the concept plans on March 19, 2024, and the Village Board reviewed the plans on March 20, 2024.

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:

Staff finds the applicant has addressed the review comments and the concerns raised during the concept plan review. As such, staff recommends approval, subject to staff comments.

Chairman Venn Swore in the applicants Tom Carroll, Geotech Inc, 1207 Cedarwood Drive, Crest Hill, Illinois; Shahzad Akbar, Owner, Noble Illinois LLC; Bob Gable, United Architects, Joliet, Illinois.

Chairman Venn stated that in discovery he specifically asked that consideration be given to a wider than 27 foot entrance lane. Have we addressed that all. Mr. Shurhay replied that Staff and Engineering have reviewed this and find that it meets Village Code requirements for the entrance into the site and is the best approach for the site.

Chairman Venn strongly suggested that they widen that road, especially coming out of Walgreens. There is nothing that we can do about how Walgreens landscapes their property. He commented that there are constant accidents there and that the median should be taken out. He is concerned about the residents pulling out of Walgreens and this development.

Mr. Carroll stated that it is a private access road serves the entire development and was built and approved at the time by the Village with the overall development. My client is the last lot to build in that development and he is not sure why that would be his clients responsibility to widen that entire road and make the intersection improvements at Carillon Drive. He would assume that was taken into consideration when originally approved.

Mr. Shurhay replied that the property owner does not own that road. Chairman Venn replied that he understands that.

Chairman Venn stated that one other consideration should be ballards. He does not see any decorative pots, decorative blocks on this building. There is a high rate of cars driving through windows/storefronts. He is concerned with not seeing them on this plan. Mr. Carroll replied that they do not have any, but they do have a barrier curb around the building that could stop a car.

Chairman Venn commented that at the last meeting he urged the Village to require them and maybe establish a fund to assist businesses in installing them. He believes it is a valid safety concern.

Commissioner Nelson asked if the building was smaller than the concept and it 8 tenants. Mr. Shurhay replied that there are 11 tenants.

Commissioner Nelson asked about concept having 2 towers and this elevation showing 1. The applicant replied that there will be only 1 and this is the final elevation plan.

Commissioner Nelson commented on the back of the building and how it was nice to see the fence and the lighting below that fence. Mr. Carroll stated that lighting will be wall fixtures on the side of the building.

Commissioner Nelson asked about the monument signs on A7 and if they have picked a sign. The applicant replied that they have picked the smaller sign. Commissioner Nelson asked if that would be the only monument sign. The applicant replied yes.

Commissioner Scieszka commented that he appreciates the additional landscaping and the fencing. The light fixtures are where they will not flood over. He commented on the no parking signs and that they should be on both sides of the drive aisle.

Commissioner Repotowski commented that he believes this will be good for the residents and give them a variety businesses and mom and pop shops.

Associate Member Hoffman commented that the building looks good, she agrees with the Chairman's concerns on the traffic. She asked about the handicap stalls and will they be at the end of the buildings or more spread out. Mr. Shurhay replied by showing the handicap stalls on the map and they were more centrally located.

Chairman Venn asked if the building was built on spec at the moment. Mr. Carroll replied that they do not have any tenants lined up as of yet. Chairman Venn commented that it would be nice to have a small grocer there for the residents.

Commissioner Venn asked for public to be heard.

Chairman Venn swore in Mary Woods, 13743 S Hickory Ln, Plainfield, Illinois.

Ms. Woods thanked Josh Potter, Community Development Director, and Mike Shurhay for meeting with the Carillon Board of Directors and Civic Committee. There were a few questions that were not answered. If there is a drive thru, will the microphones be muted after a certain time/hour. She explained that in the morning Carillon Drive is backed up with vendors and guests coming into the subdivision and checking into the guardhouse. That will affect that driveway into that development.

Chairman Venn asked if there was a drive thru planned on that building. Mr. Shurhay replied yes there is and showed them on the site plan at the south end of the building.

Chairman Venn asked for decibel requirements. Mr. Shurhay replied that he would have to get back to the Commission on the specific requirements.

Chairman Venn commented that those are legitimate concerns and if the back up on Carillon Dr was addressed. Mr. Shurhay replied that based on this entire development, not just this site, was designed for this type of use and is part of our overall comprehensive plan. When reviewed by Staff and Engineering, it does meet.

Chairman Venn commented that it is likely that the egress would be on the Carillon side. Mr. Potter, stated that it is closer to Carillon Drive, but pointed out that there is also access to 135th Street with a signal as well.

Chairman Venn asked for questions from the Public.

Chairman Venn swore in Margaret Egebrecht, 21431 Juniper, Plainfield, Illinois. Ms.

Egebrecht asked if there has been any marketing on this in regards to the desire for tenants to occupy this, because across the street, there are a lot of vacant storefronts. Has this been marketed by the developer to see if it is viable and that is going to be occupied. Chairman Venn commented that earlier testimony showed that it was being built on spec. and we do not have the right to tell them who they can and cannot rent to within reason.

Mr. Potter stated that the applicant can address that issue.

Chairman Venn swore in Phillip Howell, Re/Max Commercial. Mr. Howell replied that it is being marketing, but until they have an actual target date for construction. There is a steady amount of interest, but they cannot commit until they have build dates.

Mr. Shurhay commented that Staff is also working with the developer on marketing, it is listed on our available sites on the Village Website.

Chairman Venn commented on the population increase that is going to happen in the next few years.

Chairman Venn asked for public to be heard. There were none.

The public hearing was closed.

During the vote, Chairman Venn asked for comments by the Commission.

Commissioner Scieszka wanted to touch on the drive thru speaker and the Village does have a noise ordinance and encouraged residents to contact the Village or Police Department if it is in violation of that ordinance.

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

ORD24-1938 An Ordinance Approving a Special Use Permit for a Planned Unit Development-Final Development Plan for Earthmover Credit Union at 400 S. Weber Road

Attachments: ORD 24-1938 RVBA

[ORD 24-1938 Exhibit A Site Plan](#)

[ORD 24-1938 Exhibit B Elevations](#)

[ORD 24-1398 Exhibit C Landscape Plan](#)

[ORD 24-1938 Exhibit D Code Exceptions](#)

[ORD 24-1938 Exhibit E PZC](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 10/2/2024. The motion carried by a unanimous vote.

[ORD24-1939](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development- Final Development Plan for Noble Plaza at 490 N. Weber Road

Attachments: ORD 24-1939 RVBA
[ORD 24-1939 Exhibit A Site Plan](#)
[ORD 24-1939 Exhibit B Elevations](#)
[ORD 24-1939 Exhibit C Landscape Plan](#)
[ORD 24-1939 Exhibit D Code Exceptions](#)
[ORD 24-1939 Exhibit E PZC](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 10/2/2024. The motion carried by a unanimous vote.

7. OLD BUSINESS

NONE

8. CITIZENS TO BE HEARD

NONE

9. CHAIR'S REPORT

NONE

10. COMMISSIONER'S REPORT

Commissioner Scieszka asked when these items will be brought to the Village Board, just in case the public would like to attend. Mr. Potter replied that would be October 2, 2024 at 6:00PM

Commissioner Burgess commented on the vacant lot and its current state and when the development is built it will improve that area and make it look so much better. She agrees with Venn on the island removal and if it could be looked at.

11. VILLAGE BOARD LIAISON REPORT

NONE

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Mr. Potter thanked the Carillon residents for showing interest and it was a pleasure to speak with them. Even though they are not part of the Village they contribute a lot to the vibrancy of Romeoville and especially our retail on Weber Road. The Village is working diligently to get the Towne Center

vacancies filled and hopefully will have announcements in the next few months and will get the updates to the residents.

13. ADJOURNMENT

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