

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, June 12, 2018

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, and Associate Member Gary Hoffman
- Absent** 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that the May 8, 2018 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) **PZC Minutes May 8, 2018**
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Attachments: [PZC Minutes May 8, 2018](#)

5. PUBLIC HEARINGS

[PH18-2275](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Joe’s Beverage Warehouse and additional retail space on Lot 3 of the Troutman and Dams development (NWC IL Route 53 and Romeo Rd)**

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

Assistant Director of Community Development Josh Potter read the Project Compliance Report.

Type of Review: Planned Unit Development - Final Development Plan

Summary:

Cardinal Wine and Spirits have submitted Final Development Plans for the development of

a 10,620 square foot liquor store and 3,900 square feet of additional in-line retail space. The site consists of 1.6 acres and is located immediately north of the Romeoville Express Car Wash in the Troutman and Dams development located at the northwest corner of IL Route 53 and Romeo Road.

Site Plan

The proposed building is 14,520 square feet. Joe's Beverage Warehouse would occupy 10,620 on the south end of the building and an additional 3,900 square feet of retail space would be provided on the north end of the building. The property will have cross access to the north and south and will be connected to the internal development roadway. All of the utilitarian features, such as the trash enclosure, transformer and loading will be located behind the building.

Building Architecture

The proposed building consists of precast construction. The exterior patterns will include brick, stone and some precast reveal. Several architectural features are incorporated into the design to give the building an attractive look. The proposed design complies with the Village's design guidelines.

Landscaping

The proposed amount of site landscaping exceeds minimum Code requirements and is consistent with the existing landscaping of the other development sites. Landscaping is provided in the buffer yards, parking lot and around the building.

Traffic Circulation and Parking

The site has access from three points. Cross-access is provided to the south with the Romeoville Express Car Wash site and to the north with the vacant lot, which connects to the internal roadway. Since the lot to the north is vacant, a temporary access road will be provided so that the connection with the internal roadway is provided immediately. Access to the internal roadway is also provided behind the building on the west end of the site.

The site includes a total of 58 parking spaces located south and west of the proposed building. The total number of spaces exceed the minimum required number of spaces for the site, which is 48 spaces, based on the proposed building square footage.

Signage

A monument sign is proposed along the Route 53 side of the property. The size of the sign is 42 square feet, including a 21 square foot digital message board. The size of the sign is larger than the 25 square foot maximum, but is consistent with the existing 49 square foot Thorntons monument sign located along Route 53 that was granted a code exception in 2016. The sign will be situated on a brick base and will be landscaped. The proposed height of the sign is 9.25 feet, which is less than the 10-foot maximum height allowed. All other future signage must meet the requirements of the Sign Code.

Site Lighting

The developer is proposing decorative lighting for the parking and drive areas around the site. The decorative site lighting consists of the lantern style fixture that is prominent along the Route 53 corridor.

Stormwater Management

Stormwater management is provided by the overall development and none is required for this site. Stormwater runoff will be routed from the site via storm sewer structures to the detention areas of the overall development.

Code Exceptions

The following code exceptions are required. The requested code exceptions are consistent with the site design of the adjacent Thorntons and Romeoville Express Car Wash sites.

- a. Sign Area. An increase in maximum sign area from 25 square feet to 42 square feet.
- b. Building Setback. A reduction in the north side yard from 10 feet to 5 feet.
- c. Parking Lot Setback. A reduction in the front yard from 25 feet to 20 feet.

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.

Mr. Charles Smith, arête design studio, Mokena, IL - Sworn

Sara Sheikah, Adel Sheikah, 3001 W Jefferson, Joliet, IL - Sworn

Chairman Venn asked if there would be a sidewalk along Rt. 53.

Mr. Potter stated that there will be a 10 ft. sidewalk installed in front of this property and eventually it will extend to the Village Park.

Chairman Venn asked what will be used to screen the refuse area.

Mr. Smith stated that it would be precast panels to match the character of the building.

Commissioner Pyle asked if there are any plans to address the road that runs behind the building to avoid cut through traffic.

Mr. Potter stated there are no planned traffic calming devices.

Mr. Rockwell stated that with all the turns and deliveries on this road he feels the cut through traffic will be low.

Commissioner Pyle asked if there are any plans to buffer the retention area from the traffic.

Mr. Potter stated that there are no plans for a guardrail but staff will review the plans.

Commissioner Scieszka did not notice any area on the monument sign for additional retail, and wonders how they will handle signage. Mr. Smith stated that they would have signage on the building.

Commissioner Scieszka asked about the building signage on the liquor store. Mr. Smith stated that they would apply for a sign permit later but this must meet Village Code.

Commissioner Scieszka asked if the trash enclosure shown would be sufficient to

handle all the trash or would there be recycling done inside.

Mr. Smith stated that there may be some recycling done inside the liquor store but that is why there are two enclosure, one for the liquor store and one for the retail sites.

Commissioner Hoffman asked if it is permissible to make a left turn on to Rt. 53 from the far entrance.

Mr. Smith stated that this is correct.

Commissioner Scieszka asked how the temporary access road will be constructed and how temporary is it expected to be.

Mr. Potter stated that the developer will install the temporary access road and it will be an asphalt road but no curb and gutter.

Mr. Smith stated that it will be constructed so it can be tied into the future development.

Commissioner Scieszka asked if there will be anything to stop people from driving on the lawn.

Chairman Venn asked if there would be external security cameras.

Sara Sheikah stated there there would be external security cameras.

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

[ORD18-1485](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Joe's Beverage Warehouse and additional retail space on Lot 3 of the Troutman and Dams development (NWC IL Route 53 and Romeo Rd)

Attachments: ORD18-1485 17-003 PROJECT COMPLIANCE REPORT

[Ex. A - Site Plans](#)

[Ex. B - Building Elevations](#)

[Ex. C - Engineering Plans](#)

[Ex. D - Landscape Plan](#)

[Ex. E - Monument Sign](#)

[Ex. F - Site Lighting and Photometrics](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 6/20/2018. The motion carried by a unanimous vote.

[RES18-2506](#) A Resolution Approving a Plat of Easement for the Checker's development

Attachments: RES18-2506 RVBA
[RES18-2506 PLAT OF EASEMENT](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 6/20/2018. The motion carried by a unanimous vote.

[RES18-2511](#) **A Resolution Approving a Plat of Easement for Watermain and Sanitary Sewer Purposes for the Lewis Airport Southcreek Building by Panattoni**

Attachments: [RES 18-2511 Exhibit A](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 6/20/2018. The motion carried by a unanimous vote.

[PROJ18-067](#) **A Concept Plan for the Gateway Truck Wash**
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Attachments: [PROJ 18-0674 Truck Wash CP](#)

Assistant Director of Community Development Josh Potter read the Project Compliance Report.

Description/Title: Gateway - Truck Wash

Type of Review: Concept Plan

Summary:

O & I Ventures LLC has applied for a concept plan review for a new truck wash facility in the Gateway development.

The proposed building would be located just south of the new access road being built into the Gateway Development (Abbott Road). This is the last remaining lot in the development. At the time the GDP was approved there was not a user for this site. Therefore, it was zoned P-B like the property behind it. As part of this project the applicant would request rezoning to B-4, Automotive Service District like the Thorntons site across the street.

The site itself would be primarily accessed from the internal access road. Trucks would enter, maneuver to the north side of the building and pull in. The trucks would be washed inside the building and then exist the south side. Due to the extensive truck maneuvering that is required to enter the building, staff asked for turning exhibits as part of the concept plan. They are included in your packet.

The applicant is requesting a 50% reduction in the building setback along IL 53 from 50' to 25'. This is to help with the truck maneuvering mentioned above. The ROW has already been dedicated for the road project so staff does not object to this exception.

The preliminary elevations include in the packet show a precast building with stone

vener and aluminum accents. Staff is still reviewing the elevations.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Chairman Venn asked if this development would fill this site.

Mr. Potter stated that it would.

Chairman Venn asked if there would be access to Mongos from this site.

Mr. Potter stated that there is a plan for a future road. Mr. Rockwell stated that there is a plan for IDI to connect to Chambers Dr. in the future working with Palumbo, but it is not part of this plan.

Mr. Rockwell stated that IDI and Thornton’s are planning to start building this year. With the increased traffic, this road may be built sooner by the developer and will eventually be dedicated to the Village and become a public street.

Commissioner Scieszka asked if the right turn in off of Rt. 53 was reviewed by Will County. He is concerned about traffic safety.

Mr. Potter stated that this will have to go through an IDOT application process because Rt. 53 is a State Road.

Representatives of the project stated that they would like to remove this entrance on Rt. 53 and will update the concept plan for the Village Board.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director of Community Development Steve Rockwell gave a brief update on current projects.

13. ADJOURNMENT

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