

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, April 12, 2022**

**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 Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

## 3. APPROVAL OF AGENDA

**A motion was made by Petra Burgess, seconded by Dan Repetowski, to Approve the Agenda.. The motion carried unanimously.**

## 4. APPROVAL OF MINUTES

[PZMIN22-07](#)

[7](#)

**Attachments:** [PZC 03-22-2022](#)

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this PZ Minutes be Approved with corrections. The motion carried by a unanimous vote.**

## 5. PUBLIC HEARINGS

[PH22-2365](#)

**A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for QuikTrip at Normantown and Weber**

**Attachments:** [PH 22-2365 GDP memo 3.pdf](#)

Nathan Darga, Project Development & Planning Coordinator stated that The Public Hearing for QuikTrip was opened on March 22. The attached site plan was the plan we were proceeding with and reviewing. Recently, QuikTrip received pricing for the underground detention showed on this plan. Those prices were very high forcing them to reconsider the overall site plan. They are currently working on a revised plan that has some surface detention. This will inevitably lead to some of the lots getting smaller which concerns the Village.

As they are still working through plan revisions, we are asking that you continue the hearing to the meeting on May 10, 2022.

**A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that this Public Hearing be Continued until May10, 2022. The motion carried by a unanimous vote.**

## 6. NEW BUSINESS

**[RES22-3339](#) A Resolution Approving a Plat of Easement for IDI at Gateway****Attachments:** [RES 22-3339 Exhibit A.pdf](#)

RES 22-3339 RVBA.pdf

RES 22-3339 PCR.pdf

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

Industrial Developments International, LLC or IDI has completed the development of lot 2 in the Gateway Subdivision on the south side of Joliet Road and Independence Blvd. (IL 53).

This plat will dedicate the necessary utility and drainage easements for the property to the Village.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

**Recommendation:**

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

There were no questions from the Commissioners or the Public.

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 4/20/2022. The motion carried by a unanimous vote.**

**[PROJ22-071](#) A Concept Plan for ML Realty at 1203 Lakeview Drive****[0](#)****Attachments:** [PROJ 22-0710 ML Realty CP.pdf](#)

PROJ 22-0710 CP RVBA.pdf

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

ML Realty has submitted a concept plan for an industrial development at 1203 Lakeview Drive in the Windham Lakes Business Park.

This property is one of the last remaining lots in the Windham Lakes Business Park. The lot is 8.24 acres in size. ML Realty is proposing a 141,180 square foot single load building. It would have 25 docks, 10 trailer spaces, and 184 car parking spaces. The frontage along I-55 would have only car parking. This side would have the office entrances. The applicant is working with the Village to reconfigure and clean up a stormwater pond that is located next to the site.

The buildings would be precast concrete panels with office components in the corners. Renderings and elevations have been provided in the packet.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

Chairman Venn swore in the applicant, Tim Geisler, ML Realty Partners, 1 Pierce Place, Itasca, IL.

Chairman Venn asked what the timeline for construction would be. Mr. Geisler stated that they are hoping to start soon as they have a slot for pre-cast delivery. He gave background on ML Realty Partners and that they are long term corporate residents, they do not build and sell.

Commissioner Nelson commented that there were two drawings with differences and asked which drawing was accurate. Mr. Geisler stated that the one with 543 is the one they are going with - the difference between the two are the rows of parking.

There were no further comments from the Commission.

There were no comments from the Public.

[PROJ22-071](#) **A Concept Plan for 724 Parkwood Expansion**

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**Attachments:** [PROJ 22-0711 724 Parkwood CP.pdf](#)

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

Emecole Metro LLC, represented by Charles Smith of Arete Design Studio, has applied for a building and parking addition at 724 Parkwood.

This property is 2.27 acres. It has an existing 23,557 square foot metal building on it. It also has a gravel outdoor storage area. The proposal would add a 14,250 square foot building addition. It would reconfigure and pave the parking lot to provide 25 parking spaces with 2 being handicapped accessible. The new addition would have two modern truck docks constructed along with a new drive in door. This would allow the existing dock which faces directly on to Parkwood to be removed. This will eliminate trucks maneuvering on Parkwood and relocate this onsite. The existing drive aisle in the rear of the building that exists unto Ridgewood will remain.

The current building has corrugated metal siding. The front office area has a brick knee wall and vertical windows. For the addition they are requesting the use of metal panels. These would be smooth panels similar to the recent Care Cremation project. They are proposing to continue the brick knee wall and add clear story windows.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant

Chairman Venn swore in the applicant Steve Pickett, Arete Design Studio.

Chairman Venn asked if the Fire Department has signed off on the plan. Mr. Darga replied that they have looked at the concept plan and the drive aisle is appropriate for a truck turn. On final development plans it will show a truck turn. The addition is sprinklered as well as the existing.

Commissioner Nelson asked what kind of activities are in this building. Mr. Pickett replied that the addition will be for storage of sump pumps, supplies, adhesive coating, etc. Their business is expanding and they wanted to stay in the area. There are offices as well.

Commissioner Scieszka asked how site lighting would be addressed. Mr. Pickett stated that they will work with Staff on the final plans. Mr. Darga replied that there will be a photometric plan with final drawings.

Commissioner Repetowski stated that will be an improvement in the area. There were no further comments from the Commission.

There were no comments from the Public.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nathan Darga, Project Development & Planning Coordinator stated that there would not be a meeting on April 26th and the next meeting will be May 10th.

13. ADJOURNMENT