

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, May 24, 2022**

**7:00 PM**

**Village Hall Board Room**

**Planning and Zoning Commission**

1. CALL TO ORDER

- Present** 5 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, and Associate Member Sharon Hoffman
- Absent** 3 - Commissioner Dan Repetowski, Commissioner Rich Holloway, and Commissioner Gary Nelson

2. ROLL CALL

- Present** 5 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, and Associate Member Sharon Hoffman
- Absent** 3 - Commissioner Dan Repetowski, Commissioner Rich Holloway, and Commissioner Gary Nelson

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

[PZMIN22-08](#)  
[0](#)

**Attachments:** [PZC 05102022](#)

**A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that the PZ Minutes for May 10, 2022 be Approved with corrections. The motion carried by a unanimous vote.**

5. PUBLIC HEARINGS

[PH22-2370](#) **A Public Hearing on a Rezoning and a Special Use Permit for a Planned Unit Development - General Development Plan Amendment for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC**

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

Nathan Darga, Project Development & Planning Coordinator read the project compliance report

The Village and 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC are working on the plans for the future redevelopment of the Clean Fill Site on Independence Blvd.

The original property is approximately 70 acres and had a GDP approved as ORD 18-1518. That property was rezoned to P-B, Planned Business and the fill operation was only allowed to continue until 2024. This was to allow the properties to be brought up to grade to create buildable lots for future development. At this time, the original property is nearing completion with filling. The applicant has acquired several of the residential lots

to the south. The applicant is requesting that these lots be rezoned and incorporated into the existing PUD.

ORD 22-1781

This ordinance will rezone the properties at 753, 759, and 761 N. Independence Blvd. from R-3, Single Family to P-B, Planned Business. The 2017 comprehensive plan does not call for these properties to remain residential but that they should be a mix of commercial, service, office and light industrial uses. The P-B zoning designation is the correct zoning for these types of uses. As with the original property, filling would be allowed to continue by agreement until the properties are brought up to pad ready grades.

ORD 22-1782

This ordinance approves an Amendment to the General Development Plan (GDP) for the whole site. The original approval governs the development of the entire property and list the exceptions to Village Code granted for the project. This amendment will add the additional property to the overall plan. The Final Development Plans for the individual buildings on the new lots would come before the commission as those lots develop. The GDP plans for future developable lots with stormwater ponds and an internal access road has been updated to include the new properties. The road connection at Enterprise drive will begin construction this year.

The GDP will allow the existing temporary uses to continue while the site is filled to the grades shown on the plan. It is anticipated that this filling will happen over the next five years. As part of the agreement with the Village and this PUD, the first new building will begin construction in 2024.

Chairman Venn asked if 53 was a State or County Road. Mr. Darga replied that is a State road and Palumbo will be doing the work. The State is making them resurface the whole half of the road that fronts their property. The plans are right from the State submitted proposal.

Chairman Venn swore in the applicant Tim Winter, 321 Center St, Hillside Illinois.

Mr. Winter stated that the timing of Traffic Signal, the plans are approved there is just some submittals for the traffic lights and temporary traffic lights to make sure it is what they wanted. They want the signal in as soon as possible.

Chairman Venn asked if the buildings would be built on spec or if there are tenants lined up. Mr. Winter replied that they are just in the concept stage right now. They have an existing lease on the current trailer parking on the lot and they are working through that. As soon as that is done, they will put it out to the market to seek a tenant.

Commissioner McConachie asked if there were going to be 4 buildings or 2. Mr. Winter replied that the 4 buildings, one is at the south side of the property where they are filling and that will be later down the line, To the North, they are trying to purchase additional property for the fourth building and the property owners are not ready to sell or the price is not working out for both parties. They are looking into expand building 2 and making it a little larger. It is still in the concept stages. Mr. Darga replied that the drawings in the packet are labeled for concept plan and those building are ready to go. The land to the South still has to be filled with clean fill and it will take approximately five years to fill.

Mr. Darga commented that construction will begin...Mr. Winter replied that currently the trailer parking lease goes through 2024, so they are anticipating construction the Spring of 2024.

Chairman Venn is hoping the road project precedes the buildings. Mr. Winter replied

yes, they would like to start that this year with IDOT's approval.

Chairman Venn asked for questions from the public.

Chairman Venn swore in Ms. Portia Nagel, 749 N Independence Blvd, Romeoville Illinois, the small triangle property to the south of this development.

Ms. Nagel asked how all the trucks are going to get in and out of this property on to Route 53...all from that one intersection. Mr. Darga replied that the concept plan is one to put in the fourth leg of the intersection and there will be an internal road to connect up with the intersection at Joliet Road by the Gateway development. (shown on the map) There will also be a right in right out intersection at Chambers Drive.

Ms. Nagel replied so all of the truck traffic for those two large buildings and the trailer parking behind will come out of that one intersection. Mr. Darga replied that the internal road will connect to the intersection of Route 53 and Joliet Road signaled intersection as well.

Ms. Nagel asked where all the traffic would be funneled from the property to the south of that intersection. Mr. Darga replied that yes eventually there will be buildings on the south side and they would go out to those signalized intersections as well.

Ms. Nagel asked if we do not see a problem with that. Mr. Darga replied that in terms with buildings on this property, they are not that large and the amount of traffic generated by those two buildings would be a very small percentage of what is being generated to the North.

Ms. Nagel commented that it is already a pain getting in and out onto 53, she cannot imagine putting those size buildings on that property and not affecting the traffic that is going onto 53 as it is.

Chairman Venn asked if there were further questions from the public.

Chairman Venn swore in Teresa Hayes, business owner, 1111 N Independence Boulevard, Romeoville Illinois.

Ms. Hayes commented that the little access road that has been mentioned that connects goes right behind her building. She has been there since 1982 and they are an open to the public auto mechanics shop, it is like a drag race trying to get in and out of their location. She cannot imagine adding more warehouses, she wishes she had prior information to this meeting, her business did not get notification to this. She would like to know how many empty warehouses we currently have in Romeoville. She would like know how many tickets Romeoville is making by pulling over trucks on Route 53, continuously blocking the road. It will be an absolute mess, for two more empty warehouses that they do not have tenants for. She thinks it would be wonderful if the Village of Romeoville wanted to support the businesses that have already been here paying taxes here. Ask them what they think we need here, we do not have a grocery store within a fifteen minute drive of Independence Boulevard, but we can put another warehouse. She thinks they should think long and hard about that, because eventually all it is going to be is truck traffic and nobody will want to come the Athletic Center. No one will want to come to the stores in Romeoville because it is taking your life into your own hands driving on 53. It is just not about speeding tickets, it is about truck drivers and just not being enough room. Three lanes is not the answer, taking away property from other people is not the answer.

Chairman Venn asked that Mr. Darga address the occupancy rate in Romeoville. It is incredibly low.

Mr. Darga replied that we are at record low - it is less than 1%.

Chairman Venn does agree with the speed of trucks on Route 53.

Chairman Venn asked if there were comments from the public - there were none.

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

[PH22-2371](#)

**A Public Hearing on a Special Use Permit for a Planned Unit Development Final Development Plan for Jimmy John's at 310 N Independence Blvd**

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

Michael Shurhay, Planning Technician read the project compliance report. Romeoville JJ, LLC, represented by Diane Menza, has submitted a final development plan for a new stand-alone Jimmy John's restaurant on the final outlot of the final outlot of the Romeo Plaza Commercial subdivision, at 310 N Independence Blvd. Location Finders International has submitted Final Engineering for a new stand-alone restaurant on the final outlot of the Romeo Plaza Commercial subdivision. The proposed building would be 1,200 square feet. The site is accessed from two points on the internal access road. These access points are already set up for cross access with the outlots to the north and south. The applicant is proposing 14 parking spaces, including 1 handicapped. The drive aisle to the North is shown as one way. This is to accommodate a drive thru lane. The drive thru stacking would wrap around the building on the north side if additional space is needed. The developer is requesting variances due to the size of the lot. The applicant has provided an outdoor seating area with a wrought iron fence.

The building will be masonry with a split face block knee wall. There is an Eifs band across the top of the wall where the signage will be located. The building includes fabric awnings and decorative lighting. A signage package has been included in your package.

**Method of Investigation:**

The Development review Committee has reviewed the proposal. The Planning & Zoning Commission reviewed the Concept Plan on December 14, 2021. The Village Board reviewed the Concept Plan on December 15, 2021.

**Findings of Fact:**

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

**Recommendation:**

The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Chairman Venn swore in the applicants Diane Menza, 9440 Enterprise Dr, Mokena IL 60448 and Orlando Vivacqua 105 Shelter Road, Lincolnshire IL 60069.

Chairman Venn comment great plan, is the Fire Department okay with the plan. Mr. Shurhay replied yes.

Chairman Venn asked if this store would be a franchise. Ms. Menza replied yes, the owner has 100 plus stores.

Commissioner Scieszka asked about setbacks and site triangles - if there would be interference with Route 53. Mr. Shurhay replied that there are no issues, it is the size of the lot and would cut off parking in the rear.

Chairman Venn asked about the dumpster enclosure. Mr. Shurhay replied that they asked the applicant to rotate the dumpster so that it can be accessed from the other property.

Chairman Venn asked if there were questions or comments from the public.

Ms. Teresa Hayes (previously sworn in) asked where the location was on Independence Boulevard. Mr. Shurhay replied that it is the vacant lot between the Burger King and Windy City Grill.

Chairman asked if there were questions or comments from the public. There were none.

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

## 6. NEW BUSINESS

**[ORD22-1781](#) An Ordinance Approving the Zoning of Territory 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC**

**Attachments:** [ORD 22-1781 Exhibit A.pdf](#)  
[ORD 22-1781 Exhibit B PZC report.pdf](#)

[ORD 22-1781 RVBA.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval to the Village Board on 6/1/2022. The motion carried by a unanimous vote.

**[ORD22-1782](#) An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - General Development Plan for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC**

**Attachments:** [ORD 22-1782 Exhibit A.pdf](#)  
[ORD 22-1782 Exhibit B.pdf](#)  
[ORD 22-1782 Exhibit C.pdf](#)  
ORD 22-1782 RVBA.pdf

A motion was made by Commissioner Scieszka, seconded by Commissioner Burgess, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/1/2022. The motion carried by a unanimous vote.

**[ORD22-1783](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Jimmy John's at 310 N Independence Blvd**

**Attachments:** [ORD 21-025 Exhibit A](#)  
[ORD 21-025 Exhibit B](#)  
[ORD 21-025 Exhibit C](#)  
[ORD 22-1783 Exhibit D](#)  
ORD 22-1783 RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Burgess, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/1/2022. The motion carried by a unanimous vote.

**[RES22-3373](#) A Resolution Approving a Final Plat of Subdivision for the Romeoville Towne Center Resubdivision**

**Attachments:** [RES 22-3373 Exhibit A.pdf](#)  
RES 22-3373 RVBA.pdf

Nathan Darga, Project Development & Planning Coordinator read the project compliance report

Mid America Group is working to revitalize the Romeoville Towne Center development. As part of this process a new plat is needed.

The shopping center was originally developed in the late 1990's. At that time the platting was not done correctly leaving many utilities outside of easements. Additionally, the right of way takings for the current Weber Road project have also shifted property lines and easements.

The current property managers, Mid America Group, are trying to get a tenant for the old Dominick's space. To make the shopping center more competitive for retail, they will be adding a new curb cut and traffic signal on Weber Road. This project also requires new easements.

To facilitate all of these items, a new plat of subdivision is being approved. A new PUD will be brought forward in the coming months with a new site plan for approval.

**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.

Chairman Venn asked if the expansion of Romeo Rd take into account on this. Mr. Darga replied yes.

Chairman Venn asked if lot 405 was still open. Mr. Darga replied yes, on this plat it is being lumped back into the full lot. It will be resubdivided if a user purchases lot to accommodate their needs.

Chairman Venn asked if there were questions from the Commission. There were none.

Chairman Venn asked if there were questions from the public. There were none.

**A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Resolution be Recommend for Approval to the Village Board on 6/1/2022. The motion carried by a unanimous vote.**

[PROJ22-071](#) **A Concept Plan for Towneplace Suites at 1280 Windham Parkway**

[2](#)

**Attachments:** [PROJ 22-0712 CP.pdf](#)

[PROJ 22-0712 CP PCR.pdf](#)

Nathan Darga, Project Development & Planning Coordinator read the project compliance report

Sandeep Desai has submitted a concept plan for new hotel development at 1280 Windham Parkway in the Windham Lakes Business Park. This property is one of the last remaining lots in the Windham Lakes Business Park at the corner of Weber Road and Windham Parkway. The site had previously been a medical office building that was torn down several years ago. The 3.025-acre lot is now vacant. The applicant is proposing a new hotel on 2.314 acres and an additional 0.7-acre outlot. The outlot is shown on the overall plan but would be a future development. The hotel site is what would be coming forward for Final Development Plan. The Hotel would have 102 rooms with 148 parking spaces, including 7 handicapped. The



building would be 4 stories and 50 feet tall. It will have a pool, fitness center, and a large lobby. The site is accessed from two access points along Windham Parkway. Due to the new barrier median being installed with the current road project, the western access point will be right in right out only. Preliminary building elevations are included in the packet. Final elevations and signage will be brought forward during the final PUD process.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

Chairman Venn swore in the applicants Jose Quintero, 603 Buckboard Rd Bolingbrook IL 60490; Sandeep Desai 1806 Panpas Rd Bolingbrook IL 60490; Eric Carlson 24 N Bennett St Geneva IL 60134.

Chairman Venn asked who will be responsible for landscaping that outlot. Mr. Darga replied that there is a landscape plan in the packet and there is existing landscaping on that lot, there is a landscaping easement. The developer will have to work that out with the subdivision owner who will be responsible.

Chairman Venn asked if there would be a banquet room at this establishment. Applicant responded no, but there will be a small meeting room.

Chairman Venn asked if there was a new egress point. Mr. Darga replied that the original building had one egress point. The plans show where the new egress points will be.

Chairman Venn asked if there would be an issue with that egress point. Mr. Darga replied it is far back as it can be on the lot.

Commissioner Burgess asked if there would be truck parking on the lot. Applicant responded no, there will be no truck parking.

Chairman Venn asked if the clients would exit the same as previous building. Mr. Darga replied that there is a signal at Windham and they would access Weber from that light.

Chairman Venn asked about water detention. Mr. Darga explained that Windham Lakes already has water detention provided for the entire subdivision.

Chairman Venn asked if there were questions from the public. There were none.

[PROJ22-071](#) **A Concept Plan for Viga at 368 O'Hare Drive**

[3](#)

**Attachments:** [PROJ 22-0713 CP.pdf](#)

PROJ 22-0713 RVBA.pdf

Nathan Darga, Project Development & Planning Coordinator read the project compliance report

O'Hare LLC & Viga Design Studio LLC, has applied for a building and parking addition at 368 O'Hare Drive.

Viga Design Studio was originally paired with National Express Carriers at 1130 Chicago Tube Drive. Both groups quickly outgrew their space and Viga moved to 368 O'Hare. Viga has now outgrown this space as well. They are proposing to expand to the vacant lots to the north. The building at 368 O'Hare (lot 15) was originally approved as ORD 08-0720. It is 11,698 square feet and has 19 car parking spaces. The building has 4 overhead drive in doors, 2 in the front and 2 in the rear, which allows a vehicle to pull through the building.

The proposed addition would include a 7,275 SF building expansion and additional trailer parking. They are proposing 5 new overhead doors and 45 trailer parking spaces. Code would allow 13 trailer spaces, based on 9 doors. The additional trailers will require a code exception. They are also proposing 7 additional car parking spaces. The building would be precast and designed to match the existing building as much as possible. Information about the business has been included 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 Viga Pilipavichius 368 S Ohare Dr Romeoville IL 60446.

Chairman Venn asked if there would be additional chemicals that would create a hazmat condition at this location. Mr. Pilipavichius replied no. He stated that the trailers come from the factories and then they apply decals to them.

Chairman Venn asked if they paint the trailers. Mr. Pilipavichius replied no, they just apply the decals.

Commissioner Scieszka asked what the need for 45 trailer parking stalls. Mr. Pilipavichius replied that he has close to 1000 clients who are small to medium size businesses and when the trailers are completed it takes time for them to pick them up when completed. The trailers have to be backed in, there is limited access to the current site and when they are back to back they have to move trailers to get the one needed as slows their performance down.

Commissioner Scieszka asked what type of screening will be on the westerly property line so that we do not see the trailers from Weber Road. Has that been addressed with a berm/fence/screening. Mr. Darga replied that they cannot put a berm there because of a drainage swale that leads to the pond, but fencing can be looked at.

Commissioner Scieszka commented that it is great to see them expand and stay in the community.

Chairman Venn asked if there were questions from the public. There were none.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Chairman Venn asked the community to be aware of children out of school and playing at the parks.

10. COMMISSIONER'S REPORT

Commissioners commented have a safe Memorial Day weekend.

Commissioner Hoffman stated that the SRA will be hosting their annual golf outing on June 23rd at Prairie Bluff.

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nathan Darga, Project Development & Planning Coordinator stated that there will be a meeting on June 14th with agenda items.

13. ADJOURNMENT

**A motion was made by Paul Scieszka, seconded by Petra Burgess, that this Meeting be Adjourned. The motion carried unanimously.**