

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, December 13, 2016

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 9 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Petra Burgess, Commissioner Rich Holloway, Associate Member Gary Hoffman, Commissioner Jim McConachie, Associate Member Dawn Sakalas, Commissioner Paul Scieszka, and Commissioner Dan Repetowski
- Absent** 1 - Associate Member Rick Gougis

3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, to Approve the Agenda. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that the November 8, 2016 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN16-00](#) **PZC Minutes 11-8-2016**
7

Attachments: [PZC Minutes 11-8-2016](#)

5. PUBLIC HEARINGS

[PH16-2234](#) **A Special Use Permit for the Romeoville Area Historical Society at 14 Belmont Drive**

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

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Romeoville Area Historical Society

Type of Review: Special Use Permit

Summary:

The Romeoville Area Historical Society (RAHS) has requested approval of a special use permit to convert an existing single family residence located at 14 Belmont Drive into a museum and office in the R-5A Single Family Residential Zoning District. The RAHS is under contract to purchase the property and would close on the property following the approval of the special use permit.

The property is located in the Hampton Park subdivision at the northeast corner of Belmont Drive and Amherst Avenue, immediately west of the United Presbyterian Church.

Existing Site

The subject property consists of 0.22 acres and is improved with a vacant single family home and detached garage. The existing home is a typical Hampton Park ranch consisting of 1,178 square feet. The property is owned by the United Presbyterian Church and was used in the past as a residence for church staff and storage. The property has now been vacant for several years.

Renovations and Addition

The interior of the building will be opened up to include abundant exhibit space. In addition, office space, restrooms and a kitchenette will be built out. The exterior improvements include new siding, new windows and a new roof. A new walkway and concrete stoop will be provided in the front of the building and a new concrete stoop will be added behind the building.

Furthermore, a 400 square foot addition is proposed on the east side of the building. The addition will feature extra exhibit space. A proposed concrete stoop and sidewalk will connect the addition to the existing detached garage. The detached garage will remain and be used for storage.

Landscaping

The existing mature trees will be preserved and new landscaping will be added to the site. Foundation landscaping will be provided around the building. In addition, two enhanced landscaped areas will be provided at southeast and southwest corners of the property.

Parking

Parking demands will be low for the RAHS. The museum has limited hours and will only have one or two members working at any one time. Also, the museum anticipates hosting a limited amount of open houses and field trips during the year. The Historical Society has an agreement with the adjacent church property to use its parking lot when needed. Also, on-street parking on Belmont Drive and Amherst Avenue is available.

Signage

An identification sign is proposed at the southeast end of the site within the proposed landscaped area. The sign is a freestanding wood sign that will consist of approximately 12 square feet. The height of the sign cannot exceed 6 feet.

Code Exceptions

There are no code exceptions being requested at this time.

Special Use Standards

In order to recommend approval of a proposed special use in a zoning district, the Zoning Code requires guidelines and standards to be met. The following pertains to Special Uses and is copied from the Code:

Section 159.176 Special Uses. No special use permit shall be recommended by the Planning & Zoning Commission unless they have found the following to be evident:

- (1) The establishment, maintenance, or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor

substantially diminish and impair property values within the neighborhood;

(3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

(4) Adequate utilities, access roads, drainage, or other necessary facilities have been or are being provided;

(5) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and,

(6) The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as those regulations may in each instance be modified by the Village Board pursuant to the recommendations of the Planning & Zoning Commission.

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 determined by the Plan Commission.
4. That the proposal complies with the requirements for a Special Use Permit, as determined by the Plan Commission.

Recommendation

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

Mark Rupsis, 822 Murphy Dr. Joliet, IL 60435 - Sworn

Chariman Venn asked if the zoning would be changed for the property.

Assistant Director Josh Potter stated that the zoning would remain R5 with the approved special use.

Chariman Venn asked if a general contractor has been chosen for the project.

Mr. Rupsis stated the the Historical Society is working on procuring bids for the project and it will be fully ADA Compliant.

Commissioner Pyle asked if there is a signed agreement with the church for the use of the parking lot.

Community Development Director Steve Rockwell stated that the Historical Society is in the process of drawing up the agreement with the church.

Commissioner Scieszka asked if there would be any outdoor lighting.

Mr. Rupsis stated that there would be minimal lighting for security purposes.

Chariman Venn asked if there would a security system.

Mr. Rupsis stated that there has been no discussion about one at this time but could be

looked at in the future.

Richard Wachenheim, 503 Amherst Ave. Romeoville, IL 60446 - Sworn

Mr. Wachenheim asked if there would be any outside night security lighting on the north side of the building that might shine into his home.

Mr. Rupsis stated that any outside lighting would be like any typical residential lighting near the door.

Mr. Wachenheim stated that he is concerned about the Historical Society Museum moving into a residential area. He would like the Historical Society to consider putting a barrier fence between his property and the site.

Bruce Leinen, Joliet, IL - Sworn

Mr. Leinen stated that the museum will have a very low impact on the neighborhood and that there is a minimal amount of visitors throughout the year. Any fundraisers are held offsite at other locations.

Mr. Wachenheim is concerned about the future growth of the Historical Society and that a barrier fence will be needed.

Chairman Venn asked about Mr. James P. Sczepaniak, whom the Museum will be named after.

Nancy Hackett, 427 Holden Ave., Romeoville, IL 60446 - Sworn.

Ms. Hackett stated that Mr. Sczepaniak was a member of the Historical Society who was rarely seen but always dropping off boxes of donations. Mr. Sczepaniak was a History Teacher at Romeoville High School for a number of years. Mr. Sczepaniak passed away a year or so ago he made donations to 12 different agencies with the Historical Society being one of them.

The donation was received at the beginning of this year and the Historical Society found out that they would have to leave their current free location - the timing was perfect.

Ms. Hackett also stated that if a fence is ever needed that the Historical Society would install one.

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

vote.

[PH16-2235](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for All World Storage at 315 N Independence Blvd.

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

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: All World Storage at 315 Independence Blvd.

Type of Review: Planned Unit Development - Final Development Plan

Summary:

All World Storage, represented by Chris Spesia and Gidgett Callaghan, has requested a new PUD to clean up their previous approvals.

All World Storage is covered by several previous approvals. These include ORD 98-2552 An Ordinance Authorizing a Special Use Permit for a Planned Unit Development; ORD 99-2549 An Ordinance Directing the Execution of an Annexation Agreement; ORD 02-0083 An Ordinance Approving and Amendment to the Annexation Agreement; and ORD 02-0078 An Ordinance Approving a Special Use Permit for a Planned Unit Development. These approvals have poor quality plans attached to them that are hard to enforce.

In 2014, the new management of All World Storage and the Village entered into a Development Agreement to address code enforcement issues on the site (RES 14-1883 A Resolution Authorizing the Execution of a Redevelopment Agreement). To be in compliance with this agreement, All World has completed the following improvements:

1. Removed old signage and artificial landscaping (palm trees).
2. Removed inoperable vehicles from the site.
3. Installed curb and gutter in agreed locations in the front of the facility.
4. Installed a new sign.
5. Improved Landscaping along IL 53.

With these improvements complete, All World is requesting a new PUD to clean up all of the previous approvals with one legible site plan. The site plan reflects the current condition of the site. The language of the PUD will allow the flexibility to swap containers for parking spaces so long as the total is not exceeded. The PUD will also explicitly spell out the types of vehicles that can be parked onsite. This should provide a clear document for All World to operate under and make Village enforcement much more straight forward.

Method of Investigation:

The Development Review Committee has reviewed the proposal and is recommending approval.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Exhibit B

The following vehicles may be stored on site within the Subject Property, provided that all such storage shall continue to take place within the area of the Subject Property enclosed within metal storage containers:

1. Operable and validly and currently registered vehicles with passenger license plates
2. "B" and "D" truck license plates
3. "TA", "TB", "TC", and "TD" trailer plates
4. "RT" trailer plates
5. "RV" recreational vehicle plates, and boats, snowmobiles, personal watercraft or all-terrain vehicles secured to trailers bearing current and valid "TA" or "RT" plates
6. "Box trucks" without regard to license plate category, so long as such box trucks are operable, and validly and currently licensed.
7. Additionally, and notwithstanding prohibitions and restrictions set forth in the preceding sentence, Developer shall be permitted to maintain not more than fifteen (15) vehicles, trucks or pieces of equipment or whatever nature or type within the Subject Property for use in connection with the operation of the self-storage facility within the Subject Property, provided, however, that all such vehicles, trucks or pieces of equipment shall be labeled so as to permit the ready identification of the same, and shall at all times be currently and validly licensed to the extent required by law.

Christian Spesia, 1415 Black Rd., Joliet, IL - Sworn

Gidgett Callaghan, 644 Michigan Dr., Romeoville, IL - Sworn

Paul Callaghan, 644 Michigan Dr., Romeoville, IL - Sworn

Chairman Venn asked if the property is fully fenced in.

Gidgett Callaghan stated that the perimeter is covered by containers and fencing.

Commissioner Pyle asked staff if there is an ordinance about paving gravel areas.

Senior Planner Nathan Darga stated that there is but in this case it was part of the original approvals and will remain in effect due to stormwater concerns.

Director Steve Rockwell asked Mr. Spesia to look at changing the wording in item number seven in Exhibit B which refers to the equipment used to maintain the property for day to day operations.

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

6. NEW BUSINESS

ORD16-1342 An Ordinance Approving a Special Use Permit for the Romeoville Area Historical Society

- Attachments:** [ORD16-1342 RAHS Anticipated Operations 12-6-16](#)
[ORD16-1342 Demolition Plan](#)
[ORD16-1342 Site Plan](#)
[ORD16-1342 Architectural Package](#)
[ORD16-1342 Final Landscape Plan](#)
[ORD16-1342 Final Signage Plan](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 1/4/2017. The motion carried by a unanimous vote.

ORD16-1343 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for All World Storage (315 N Independence Blvd)

- Attachments:** [ORD 16-1343 Exhibit A](#)
[ORD 16-1343 Exhibit B](#)
[ORD 16-1343 Exhibit C PZC report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 1/4/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

Mr. Harold Trester, 6 Sinde Circle, Romeoville, IL 60446 - Sworn

Mr. Trester expressed his concern about the snow plowing, lighting, and maintenance in his neighborhood.

Chairman Venn asked Board Liaison Trustee Dave Richards to address Mr. Trester.

Trustee Richards stated that he understands Mr. Trester's concerns and will set up a meeting with the proper Village Staff to address them.

9. CHAIR'S REPORT

Thank you to all who have participated in the new Comprehensive Plan that is being worked on.

Merry Christmas and Happy New Year to all and Peace, Love, and Unity of the Season.

10. COMMISSIONER'S REPORT

Merry Christmas and Happy New Year to all.

11. VILLAGE BOARD LIAISON REPORT

Welcome to Student Member Brandon Quan.

The Village will have warming centers available during the cold weather.

Merry Christmas and Happy New Year to all.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Steve Rockwell reminded everyone that due to the cold if furnaces need to be replaced residents will not have to wait for permits.

13. ADJOURNMENT

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