

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, May 28, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Steve Pyle, seconded by Paul Scieszka, that the April 23, 2019 Minutes be Approved.. The motion carried unanimously.

[PZMIN19-04](#) **PZC Minutes 4-23-2019**
[6](#)

Attachments: [PZC Minutes 4-23-2019](#)

5. PUBLIC HEARINGS

[PH19-2301](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development- Final Development Plan for Jiffy Lube at 1332 W. Airport Road**

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

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

Description/Title: Jiffy Lube on Airport Road

Type of Review: PUD-FDP

Summary:

Jiffy Lube, represented by Greenberg Farrow, has submitted a Final Development Plan for the vacant lot at 1332 W. Airport Road. The proposed building would be located on the last vacant lot between Aldi and Goodwill. The building footprint would be 3,133 square feet. It would have four drive in bays for servicing vehicles. The site would be accessed from the exiting development access road to the rear. A cross access connection with the Goodwill drive aisle closest to Airport Road has been added since the concept plan review. The plan calls for nine parking stalls with one being handicapped accessible. It also shows room for eight cars

to queue up in front of the bay doors.

The building would be CMU construction with a stone and EIFS façade. The overhead doors, cornices, and light fixtures would be colored to match the façade. This improved façade represents a new look that Jiffy Lube is rolling out nationally. No existing local Jiffy Lube facility has a faced of this quality. The trash enclosure would be CMU construction as well to match the building.

The applicant is requesting a code exception for signage. They are requesting more wall signs and taller wall signs than code would normally allow as shown in the attached signage plan. The monument sign meets current code.

Method of Investigation:

The Development review Committee has reviewed the proposal.
The Planning & Zoning Commission reviewed the Concept Plan on February 26, 2019.
The Village Board reviewed the Concept Plan on March 6, 2019.

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.

Kurt Overmyer, Gugenheim Development Services, 3000 Internet Blvd., Suite 570 Frisco, TX- sworn.

Chairman Venn asked how much waste oil is stored at the facility at any given time. Mr. Overmyer stated that several types of oil/fluids are stored in the sub-basement in double wall containers ranging from 100 to 750 gallons. The waste is usually picked up once a week depending on demand.

Commissioner Scieszka asked staff if cabinet signs are allowed. Project Development & Planning Coordinator Nathan Darga stated that they are not, this sign would be an exception and is part of the sign package presented.

Commissioner Nelson asked if the oil separator is sized correctly for the four bay layout. Mr. Overmyer stated that only two bays will do oil service and the other two will be for other services.

Commissioner Nelson asked where the trucks would stop for oil deliveries. Mr. Overmyer stated that the trucks would pull up parallel to the building service bay and run hoses to

the tanks. Commissioner Nelson asked if it is possible to have a piping system instead of the hoses. Mr. Overmyer stated that it is not because of how the tanks are set up. Commissioner Nelson asked how long the process of removing the waste takes. Mr. Overmyer stated that it takes less than an hour and is done before operating hours.

Commissioner Pyle asked if there are any concerns with the staff recommending approval with outstanding comments. Project Development & Planning Coordinator Nathan Darga that staff has done several reviews and have just a few minor items.

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

[PH19-2302](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for AFC at 780 S. Weber Road

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

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

Description/Title: AFC on Weber Road

Type of Review: PUD-FDP

Summary:

American Development Partners, represented by Barge Design Solutions, has submitted a concept plan for the vacant lot at 780 S. Weber Road.

American Family Care (AFC) operates medical facilities for urgent care. They are the largest urgent care franchise in the country. This facility would have 7 exam rooms and an X-ray room. It would be staffed by 1 doctor, 2 nurses, and a physician assistant. Typical hours are 7am to 8 pm 7 days a week. When fully up and running they expect to see 50 to 60 patients per day. The facility will provide treatment for common, non-life-threatening illnesses like colds, flu, pink eye, sinus infections, strep, bronchitis and so on. It will also provide flu shots, vaccinations, physicals, drug tests and screenings.

The proposed building would be located on the vacant lot just south of McDonald's at Rose Plaza. The building footprint would be 3,369 square feet. The site would be accessed from the existing development access road to the rear. There would be cross access connections with the McDonald's and the future building to the south. The plan calls for 48 parking stalls with two being handicapped accessible.

The building will be a mix of masonry, stone, fiber cement panels, and metal accent features. The trash enclosure will be designed to match the building. Wall signs and monument signs will be included with the project. At this time the applicant is not asking for any sign code exceptions.

Method of Investigation:

The Development review Committee has reviewed the proposal.
The Planning & Zoning Commission reviewed the Concept Plan on April 23, 2019.
The Village Board reviewed the Concept Plan on May 1, 2019.

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.

Matt Kramer, Jacob & Hefner, 1333 Butterfield, Ste. 300 Downers Grove, IL - sworn.

Chairman Venn asked staff if the lighting would be consistent with the development throughout the area.

Project Development & Planning Coordinator Nathan Darga stated that the staff has looked into the lighting for the Rose Plaza and there are no consistent lights. Staff wanted to match the lights to the McDonalds however, those lights are no longer available, and the lights will not be uniform. The lights will standard black poles with LED lights.

Chairman Venn asked if parking spaces were sufficient. Project Development & Planning Coordinator Nathan Darga stated that they are for this size building.

Project Development & Planning Coordinator Nathan Darga added one comment on the elevation plan that staff did ask the developer to add a knee wall on the front of the building.

Commissioner Burgess asked if there would be biohazard waste at this facility. Mr. Kramer stated that medical waste is broken into four categories (general medical waste, infectious medical waste, needles and sharps, and radioactive waste). This facility will deal with the first three and subcontracts the disposal with red bags.com.

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

6. NEW BUSINESS

[ORD19-1571](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Jiffy Lube at 1332 W.**

Airport Road

- Attachments: [ORD 19-1571 Exhibit A](#)
- [ORD 19-1571 Exhibit B](#)
- [ORD 19-1571 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/5/2019. The motion carried by a unanimous vote.

ORD19-1572 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for AFC at 780 S. Weber Road

- Attachments: [ORD 19-1572 Exhibit A](#)
- [ORD 19-1572 Exhibit B](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/5/2019. The motion carried by a unanimous vote.

RES19-2706 A Resolution Approving a Final Plat of Subdivision for Romeoville Industrial Center Resubdivision No. 1

- Attachments: [RES 19-2706 Exhibit A](#)

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

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Thank you to the Public Works Department for the great cleanup response to the storm.

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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