

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, January 24, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner Steve Pyle, Commissioner Rich Holloway, Associate Member Rick Gougis, Associate Member Gary Hoffman, Commissioner Jim McConachie, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

Absent 3 - Commissioner David Venn, Commissioner Petra Burgess, and Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Steve Pyle, seconded by Dan Repetowski, that the Agenda be approved. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the January 10, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-00](#)

[9](#)

Attachments: [PZC Minutes 1-10-2017](#)

5. PUBLIC HEARINGS

[PH17-2239](#)

**A Public Hearing on a Zoning Code Text Amendment concerning
Garage Conversions in Hampton Park**

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

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Garage Conversions in Hampton Park

Type of Review: Text Amendment

Summary:

Staff is proposing a text amendment to the Accessory Structures section of the Zoning Code. This text amendment would allow a partial conversion of an existing attached garage space into habitable area for homes in the Hampton Park Subdivision. The existing Zoning Code only allows a full conversion of a garage space into habitable area.

Converting existing garage space into habitable space has been a means to increase the

limited areas of the older homes in the Hampton Park Subdivision for years. In fact, 383 of 3,549 properties (10.8%) in Hampton Park have converted attached garages. The first part of this amendment would allow for an option where 50% of the existing garage is converted to living space and the other 50% remains for storage. It is suggested that the partial conversion keep at least 50% of the former garage space to leave enough space for storage. This change will not preclude full conversions of existing attached garages, but is intended to allow additional flexibility.

The second part of this amendment allows for a second, detached, garage to exist on a property when a partial conversion occurs. The current Zoning Code only allows for one garage to exist on a property. With this amendment an attached and detached garage can exist on the property provided the detached garage has a driveway serving it and the detached garage satisfies all the other applicable building and zoning requirements (i.e., setbacks, lot coverage).

The specific language for the proposed text amendment is as follows:

Partial Attached Garage Conversions: For any lot within the Hampton Park Subdivision, a partial conversion of an existing attached garage into living area is allowed, and therefore does not need to meet the minimum parking stall size requirements contained in this Section. In addition, the overhead garage door and driveway may remain. A partial garage conversion must meet the following requirements are met:

- (i) The remaining garage space must be at least 50% the size of the partially converted garage space. For example, if a 24' long garage is converted, the remaining garage must be at least 12' long.*

A maximum of two (2) garages will be allowed per individual lot provided the following requirements are met:

- (i) If two (2) garages exist, one (1) garage must be attached to the principal structure and the other garage must be a detached garage. Two detached garages on the property are not allowed*
- (ii) The detached garage must have a driveway consisting of a hard, all-weather, surface serving the garage*
- (iii) The detached garage and driveway must meet all of the requirements contained in Section 159.020 of the Zoning Code.*

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.

Recommendation

The Development Review Committee has reviewed the proposed text amendment and concurs with the request.

Commissioner Scieszka asked if most of the garages in Hampton Park are single car garages.

Assistant Director Potter stated that they are.

Commissioner Scieszka asked about the overhead garage door remaining. Assistant Director Potter stated that the door will remain and the remainder of the space will still function as and be considered a garage just not as deep.

Community Development Director Steve Rockwell stated that the un-converted garage space will be considered storage/shed area.

Commissioner Gougis asked how the 50 % conversion number was arrived at.

Assistant Director Potter stated that the building inspectors were consulted and they wanted to make sure that enough space was left for storage.

Commissioner Gougis is concerned about the arbitrary number of 50 % and it might hinder residents design plan for the conversion.

Commissioner Scieszka asked if someone wanted to expand more than the 50% would they be required to come to the Village and ask for an exception.

Assistant Director Potter stated that the way the ordinance is written they would have to ask for a variance.

Community Development Director Steve Rockwell stated that this is the first time since he has been here, for 10 years, that someone has asked for a partial conversion so the Village does not have any experience with this. The department is trying to come up with a reasonable solution and is asking for input.

Commissioner Scieszka asked what the financial implications are if a homeowner asks for a variance from the ordinance as proposed.

Community Development Director Steve Rockwell stated that it is typically \$750.00 but this is many times waived by the board if approved.

Commissioner Gougis asked if there is any way to state the ordinance so the residents can avoid going thru the variance process.

Community Development Director Steve Rockwell stated that is possible but it would put the Village Manager, Community Development Director, and Fire Chief (Appeal Group) as the final review instead of going before the board which is preferred.

Commissioner Gougis would like to find a way to do away with or ease the fees if someone would like to go over the 50% stated in the proposed ordinance.

Commissioner Scieszka stated that if a large number of people started coming in and asking for a variance of the proposed ordinance it could always be revisited at a later date.

Village Board Liaison Dave Richards stated that as times change or requests change ordinances are revisited.

Commissioner Gougis and Pyle would be in favor of removing any percentage number in the ordinance.

Commissioner Scieszka is concerned that removing the percentage language would leave it to open ended and feels that some minimum amount of storage should be required.

Commissioner Pyle asked if most of the Hampton Park garages are 24 ft. long.

Community Development Director Steve Rockwell stated that most are 24 ft. and some go down to 20 ft. The current request is for a 12 x 12 ft. conversion area in a 24 ft. garage.

Commissioner Pyle asked what the size of a typical shed is in Hampton Park. Community Development Director Steve Rockwell stated that the largest is 12 x 12 and the average is 8 x 10.

Commissioner Pyle suggested changing the ordinance to 66% which would leave one third of the garage for storage which is about the size of the average shed.

Don Hornig, 834 Oakton, Romeoville, IL - sworn

Mr. Hornig stated that if the overhead garage door is to remain, the storage space will need to be large enough for the overhead door to open.

Community Development Director Rockwell stated that this should be looked at and that the proposed 66% it will be very close.

Commissioner Gougis asked if as written in the proposed ordinance that the overhead garage door must be functional.

Community Development Director Rockwell stated that it is not. It was felt that this was implied that the garage door would function. Director Rockwell stated that he thinks this should be added to the ordinance that the door be functionable and the swing be evaluated.

Commissioner Gougis would like to do away with the percentage but make sure the garage door is fully functionable.

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

6. NEW BUSINESS

ORD17-1348 An Ordinance Approving a Zoning Code Text Amendment concerning Garage Conversions in Hampton Park

Attachments: ORD17-1348 RVBA - Garage Conversion

[ORD17-1348 PZC report](#)

A motion was made by Commissioner Pyle, seconded by Commissioner Holloway, that this Ordinance be Recommended for Approval with Conditions to the Village Board on 2/1/2017. The conditions being to remove the percentage language and stipulate that the garage door must function without protruding into the new residential area. The motion carried by a unanimous vote.

PROJ17-066 A Concept Plan for Highpoint Town Square Apartments
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Attachments: 16-028 Highpoint Town Square CP RVBA

[Site Plan 1-18-17](#)

[Final Landscape Plans](#)

[Final Floor Plans and Elevations](#)

[Fire Truck Exhibit](#)

Description/Title: Highpoint Town Square Apartments

Type of Review: Concept Plan

Summary:

HPTS, LLC, represented by Bruno Bottarelli, is proposing to develop 72 apartment units on a vacant site located in the Highpoint Apartment Community. The subject property consists of 2 acres and is located at the northwest corner of Highpoint Drive and Friendship Square.

The site was originally approved for 72 apartment units in 1996, as part of the High Pointe Woods, Phase II Planned Unit Development (PUD). This proposed development will require approval of a PUD - Final Development Plan.

Project Description

The development consists of 72 apartment units in a total of 9 buildings located on the last remaining vacant parcel in the Highpoint Apartment community. There are two building types proposed for the site: a 3-story, 6-unit building branded as a "Carriage Home"; and a 3-story, 12-unit live-work building with business units on the ground level. The business units are intended to be entrepreneurial spaces that function as small business incubators rather than typical retail space.

A total of 6 Carriage Home buildings are being proposed on the north side of the site and will be arranged around parking courts and faced onto landscaped courtyards. Each unit will have its own parking garage space. Each building will have two ground floor 1-bedroom flats and above the first floor are four 2-story story, 2-bedroom apartments units that will have individual entry from the ground level porch.

A total of 3 live-work buildings are proposed on the south end of the site. The live-work buildings will have the live-work units on the ground floor with the business entrance on

the south side of the building and the residential entrance facing the courtyard area (north side). Above the live-work units on the ground floor are 2-story, 2-bedroom apartments with outdoor balconies along the length of the building.

Access and Parking

The main entrance into the site is from Highpoint Drive. A hammerhead turnaround is provided at the west end of the site to accommodate a fire truck turnaround. Pedestrian connections to the overall Highpoint community are provided.

There are a total of 113 parking spaces provided, including: 43 spaces located on the north end of the site; 36 garage spaces; and 32 offsite spaces located in the existing lot south of the site and east of the Community Center building. The total amount of parking provided does exceed the 108 spaces required by Code for residential apartments. Since this site will be part of the overall Highpoint community, there is also potential to use additional parking near the Community Center and in the Friendship Centre parking lot located across Highpoint Drive.

Architecture

The 6-unit Carriage Homes are designed to give the building a townhome type look. The principal building materials are different types of siding, including horizontal, shake style and board and batten. The roofed porches for the second floor and ground floor porches break up the elevations.

The 12-unit live-work buildings include a large percentage of brick with some siding. The buildings include a variety of architectural features including varying use of architectural accents and materials, a large percentage of windows and building projections. Above the ground floor outdoor balconies are provided along the entire length of the building.

Landscaping

A Landscape Plan has been provided that shows significant site landscaping throughout the site. This includes formal landscaped courtyards, foundation landscaping and canopy trees that will outline the perimeter of the site.

Site Amenities

The residents of Highpoint Square will be included in the Highpoint Community and will enjoy all the amenities of Highpoint. The amenities of High Point include a community clubhouse, resident tech center and lounge, full size indoor basketball court, BBQ and picnic area, well landscaped and interconnected grounds, outdoor pool with sundeck, park, sand volleyball court, and onsite property maintenance, among other amenities.

Method of Investigation:

The Development Review Committee has reviewed the proposal and has provided feedback to the applicant.

Recommendation:

Provide input to the applicant.

Bruno Bottarelli, Naperville, IL 60563 - sworn

Michael Vickery, 175 S. Highpoint Dr., Romeoville, IL 60446 - sworn

Mr. Bottarelli has been working with staff for several years on this project.

Mr. Bottarelli gave an overview of the project and how the design is adapting to the needs

of the new generation (millennials). This development will be considered the capstone neighborhood of the HighPoint development featuring high end units with higher rents.

Mr. Vickery is the Director of The Institute for Community at HighPoint. He has been there for the last 20 years and runs all the social programs. Mr. Vickery stated that he has watched the children of Romeoville grow up over the last 20 years and feels that there is a need for this type of development in the area and is excited to integrate and bring in the energy of the young people.

Mr. Bottarelli talked about the other aspects of the project that are unique and supportive of what the HighPoint currently has to offer. There are several types of units that will be offered that are designed to attract specific groups. HighPoint is also looking into program of partnering with Rivendell University.

Commissioner Scieszka asked how the businesses in the live/work units would be regulated. How does staff plan to keep checks and balances on the business units since they are in an area that is zoned residential?

Community Development Director Steve Rockwell stated that this development will be set up as a PUD in a residential development which allows for more rules to be added. Under the PUD there will be an opportunity to establish rules for the operation of the businesses.

Commissioner Gougis asked for a more detailed explanation of how the live/work units will look.

Mr. Bottarelli explained the floor plan of the units and explained how the work/office space would be set up. The floor plan on sheet A2.3 shows the layout for the Commissioners to look at. There are only 18 units of this layout planned for the development as a prototype, the intent is to help gestate businesses.

Commissioner Pyle stated that the Village currently has allowable home based businesses and that the rules for those might be a good starting point for these units.

Community Development Director Steve Rockwell stated that staff has looked at the allowable home based business list.

Assistant Director Josh Potter stated that the developer has provided a list of proposed neighborhood type business uses for the units. When staff comes back with the PUD it will include a list of the proposed business uses.

Mr. Bottarelli stated that they have also put together a comprehensive sign package for these business units that would be reviewed by the developer to control the appearance of the units, then it will be passed on to the Village staff for review.

Commissioner Gougis stated that he works with several millennials and understands the need for these type units, but is concerned that this area may not be conducive to the business development. He knows of other units of this type in the area that have a high vacancy rate.

Mr. Bottarelli stated the live/work units will be marketed as one bedroom units with option of business use and is confident that they will be able to lease them.

Community Development Director Steve Rockwell stated that he understands the

concerns of Commissioner Gougis, but feels this is a different set up of the work/live units compared to others in the area.

Commissioner Pyle stated that he would like to see the list of approved businesses and asked if there would be any changes in the electrical set up to accommodate the business that may be in these units.

Mr. Bottarelli stated the proposed uses would not require any more power than the current design provides.

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

Nothing

13. ADJOURNMENT

A motion was made by Steve Pyle, seconded by Jim McConachie, that this Meeting be Adjourned. The motion carried unanimously.