

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, February 28, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner Petra Burgess, Commissioner Rich Holloway, Associate Member Rick Gougis, Commissioner Jim McConachie, Associate Member Dawn Sakalas, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

Absent 3 - Commissioner David Venn, Commissioner Steve Pyle, and Associate Member Gary 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

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that the January 24th, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) **PZC Minutes - January 24, 2017**

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Attachments: [PZC Minutes 1-24-2017](#)

5. PUBLIC HEARINGS

[PH17-2241](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Highpoint Town Square Apartments**

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.

Date: February 28, 2017

Description/Title: Highpoint Town Square Apartments

Type of Review: A Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan

Summary:

HPTS, LLC, represented by Bruno Bottarelli, has submitted final development plans for the development of 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). A Special Use Permit for a PUD - Final Development Plan is required for the development of the site.

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 featuring 18 work-live 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.

Permitted Business Uses

The proposed business units of the live-work product is intended to be composed of uses which supply convenience goods or personal services. As such, the permitted uses are proposed to be similar to uses found in a neighborhood business district, based off the Village's B-1 Local Shopping Zoning District. The list of uses are attached to this report and are intended to be included the PUD.

Access and Parking

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

There are a total of 111 parking spaces provided, including: 44 spaces located on the north end of the site; 36 garage spaces; and 31 offsite spaces located in the existing lot south of the site at Friendship Square. 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 east of Highpoint Drive, north of the Friendship Centre.

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.

Signage

There are no freestanding development signs proposed at this time. If a development sign is desired in the future, the sign must be permitted and meet the Sign Code requirements. Signage for the business units is proposed to be limited to the small sign band areas shown on the of the business unit façade near the entrances.

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.

Code Exceptions

The following Code Exceptions are being requested at this time.

1. Maximum Density - An increase from 10.7 units per acre (based on unit mixture) to 32.4 per acre. *Section 159.68(F)(1)(b)*.
2. Maximum Building Height - An increase from maximum peak building height from 40 feet to 41 feet, 2 inches for the 12-unit buildings and from 40 feet to 44 feet, 11 inches for the 6-unit buildings. *Section 159.68(F)(5)*.
3. Minimum Building Setbacks - Reductions in minimum building setback from 25 feet to 20.5 feet for the Highpoint Drive side and from 25 feet to 11.5 feet on the south side of the property. *Section 159.68 (F)(16) and Section 159.68(F)(6)(e)*.
4. Minimum Building Separation (Zoning Code) - A reduction in the minimum side-to-side building separation from 30 feet to 24.8 feet for the 12-unit buildings and from 30 feet to 12.1' between the side of the 6-unit building and rear of the 12-unit building.

Section 159.68(F)(6)(e).

5. Maximum Floor Area Ratio (F.A.R.) - An increase in the maximum F.A.R. from 0.65 to 0.87. *Section 159.68(F)(7)*.
6. Maximum Lot Coverage - An increase in maximum lot coverage from 50% to 82%. *Section 159.68(F)(8)*.
7. Minimum Landscape Coverage - A reduction in minimum landscape coverage from 50% to 18%. *Section 159.68(F)(9)*.
8. Minimum Parking Stall Width - A reduction in minimum parking stall width from 9.5 feet to 9 feet. *Section 159.108(C)(1)*.
9. Parking Space Landscape Islands - To not require any parking lot space landscape islands in the north row of parking spaces. *Section 159.30(D)(6)(b)*.

10. Emergency Overland Flow Paths - Code requires that the finished floor elevation of the detached garage structures to be 2 feet above the flood protection elevation. Due to ADA regulations, it is not possible to raise the finished floor any higher for detached garage and meet the additional foot above the flood protection elevation. *Section 160.17(B).*

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 modified by the PUD.

Recommendation

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

Bruno Bottarelli, Naperville, IL 60563 - sworn

Mr. Bottarelli gave a brief overview of the project.

Commissioner Scieszka asked about how the list of allowed businesses came about and why it is so different than the proposed uses talked about with concept plan discussion.

Mr. Bottarelli stated that he has not seen the list of uses in the Commissioners packets, but the concept was for entrepreneurial start up or business uses.

Mr. Bottarelli did submit a list of uses to the Village. Mr. Bottarelli looked through the list of uses given to the Commissioners and stated that he thought they were all "clean uses".

Commissioner Scieszka stated that he felt several of the listed uses were not appropriate for this location.

Mr. Bottarelli offered to go through the list and remove the uses that did not make sense for the area.

The Commissioners discussed the removal of certain uses on the list. Commissioner Gougis stated that he does not believe the area could sustain some of these uses.

Village Manager Steve Gulden made the recommendation that anything that deals with food or liquor be removed from the list due to Health Department requirements and building requirements. If someone wanted to open one of these uses at a later date they could apply for a Special Use Permit and follow the required process.

Commissioner Gougis asked if it was a requirement to open a business in the live work units. Mr. Bottarelli stated that it was not, they can be rented as one bedroom units. Commissioner Gougis stated his concern about the awnings on these units if they would not be businesses.

Commissioner Gougis asked about the exception for the density and the greenspace, he

feels the greenspace should be increased.

Mr. Bottarelli stated that the overall development is being considered as part of the greenspace with the greater density near the town square.

Commissioner Sakalas stated that she understands the concept of the work live unit but is concerned about the need for increased space if the business grows.

Mr. Bottarelli stated that the space is designed to expand over time if needed.

Commissioner Scieszka asked staff to explain the process involved if someone wants to start a business in one of these units.

Assistant Director Potter stated that they would first apply for a Business License, if there is any type of buildout required for the unit a building permit would have to be applied for and approved.

Assistant Director Potter explained that for the type of business uses proposed for these units it is unlikely that a traditional buildout would be required. They are designed to be incubators for startup businesses or similar to a home based business with more flexibility.

Village Manager Steve Gulden commented that the density on the subject property is using part of the greenspace of the overall project which includes the Friendship Center and the ponds.

Village Manager Steve Gulden stated that the intent of the project is to offer options for the Millennials/Entrepreneurs to keep them in Romeoville.

Commissioner Gougis feels that Romeoville does not have enough other amenities/infrastructure to sustain this concept.

Mr. Bottarelli stated that these units are one bedroom units with no requirement to run a business so there is risk it will always be a one bedroom unit.

Commissioner Holloway asked what the rents would be for these one bedroom units. Mr. Bottarelli stated that they would be 1,250 to 1,270 per month and that the rents for one bedroom units in the Reflections Community are 1,039.

Commissioner Burgess asked about item #23 nursery and daycare services. Mr. Bottarelli agreed to remove this use from the list.

Reginal Lampkin, 159 Mountain Laurel Ct., Romeoville, IL - sworn

Mr. Lampkin wanted to know how far back the development would be located and where the parking would be for the businesses and the residents. Mr. Bottarelli showed the Ariel view of the project to show the layout of the units.

Mr. Lampkin also expressed his concern about the additional traffic and noise.

Mr. Charles Hampton, 145 Yarrow Ct., Romeoville, IL - sworn

Mr. Hampton asked if there would be a row of trees or trees/shrubs along the entire north end of the property. What type and size would they be?

Mr. Bottarelli stated that there would be a mix of trees and shrubs, with the shrubs

growing up to 8 ft. to provide a buffer.

Shelly Lampkin, 159 Mountain Laurel Ct., Romeoville, IL - sworn

Ms. Lampkin is concerned about the additional traffic when 72 units are added to the area. Ms. Lampkin would like to see a fence in the area to provide additional screening.

Village Manager Steve Gulden stated that there was a meeting with a resident about a fence on Monday and staff is looking into it.

Lovely Brack, 108 Yarrow Ct., Romeoville, IL - sworn

Ms. Brack asked if Section 8 tenants would be allowed into these units.

Mr. Bottarelli stated that they would not. Ms. Brack is concerned about residents hanging out in the area and walking across her property.

Commissioner Scieszka stated that it difficult to keep people from walking around in neighborhoods. If there are other issues the Police should be contacted.

John Barbush, 171 S. Highpoint Dr., Romeoville, IL - sworn

Mr. Barbush stated that he and his wife have been residents of the Highpoint Community for 20 years.

Mr. Barbush talked about how he has watched the evolution of the community and has chosen to be involved with the community. Mr. Barbush feels that neighborhood involvement/interaction is an important part helping the area with the community based concept.

Joe Johnson, 1472 Windflower Ct., Romeoville, IL - sworn

Mr. Johnson recently moved to the area and runs the youth program Fire in the area involving sports and mentoring. Mr. Johnson is in support of the proposed project.

Debra Nunn, 110 Yarrow Ct., Romeoville, IL - sworn

Ms. Nunn is concerned about the safety in the area and would like the list of business uses revised.

Scott Knollenberg, 175 S. Highpoint, Romeoville, IL - sworn

Mr. Knollenberg is in favor of the project and the concept of trying to retain our young residents.

Michael Ortiz, 175 Mountain Laurel Ct., Romeoville, IL - sworn

Mr. Ortiz agrees with the concept of the live/work units and retaining the young residents. He asked if there is any data to support this working and if it fails what is the back-up plan. Also, is there a pool of candidate from the surrounding Colleges and Universities possible?

Village Manager Steve Gulden stated that the Village has met with the Colleges, Universities, and business entities and there is a big push toward entrepreneurial programs.

Village Manager Steve Gulden stated that the units are still always available as one unit apartments.

Mr. Ortiz expressed his concern about the units being rented at the higher rates without being used as businesses.

Village Manager Steve Gulden stated that the Village has hired independent consultants do studies that show the need for more units in the area at higher rates.

Commissioner Gougis agrees there is a need for rental units but not with the work/retail component. He referred to the projects of Hometown Aurora, Hometown Oswego that have not been successful with the retail side.

Mr. Bottarelli stated that there are currently 19 graduate students leasing at Highpoint and believes there is an untapped demand.

Mr. Scott Knollenberg gave a brief overview of Community Christian Church.

Commissioner Scieszka read a letter received from a resident who was unable to attend the meeting.

To whom it may concern,

In regards to case# 16-028, I hereby would like these notes added to the minutes of the meeting of 2/28/17 pertaining to the vacant property at the northwest corner of Highpoint Drive and Friendship Square.

I purpose an 8 foot tall vinyl fence to be built from Highpoint Drive to the end of the Wespark Community single home properties to separate the properties with no enter way to Wespark to ensure the safety of the Wespark Community. Highpoint Town Square Apartments must be responsible for maintaining the integrity and appearance of the fence to appear brand new. Any damage and/or graffiti must be fixed within one week of appearing by Highpoint Town Square Apartments.

I know by law we cannot stop the Section 8 Housing Choice Voucher program (HUD), but I propose to not exceed 1% of the Highpoint Town Square Apartments.

Of the HPTS Neighborhood Business District agreement, I would like to oppose B-5 Barber and Beauty salons and B-6 Bistros and Café's with sit down liquor permitted.

Thank you,

Malachi Lee

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Romeoville IL 60446

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mchrislee@yahoo.com

Commissioner Scieszka read the revised list of business uses.

Commissioner Repetowski asked about what the allowable business hours would be.

Community Development Director Steve Rockwell stated that the commission makes a

recommendation on the business hours.

Mr. Botterreli stated that there would also be some protections in the lease as to what the business is allowed to do.

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

6. NEW BUSINESS

[ORD17-1352](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Highpoint Town Square Apartments**

Attachments: ORD17-1352 RVBA

[ORD17-1352 Exhibit A - Project Description](#)

[ORD17-1352 Exhibit B - Business Unit List of Permitted Uses](#)

[ORD17-1352 Exhibit C - Final Engineering Plans](#)

[ORD17-1352 Exhibit D - Lighting Plans](#)

[ORD17-1352 Exhibit E - Landscape Plans](#)

[ORD17-1352 Exhibit F - Building Elevations and Floor Plans](#)

[ORD17-1352 Exhibit G - List of Code Exceptions](#)

[ORD17-1352 Exhibit H - Staff Review Comments](#)

[ORD17-1352 Exhibit I](#)

[ORD17-1352 Exhibit J](#)

A motion was made by commissioner Holloway that this Ordinance be Recommend for A motion was made by Commissioner Holloway the this Ordinance be recommended for Approval With Conditions. Conditions being that the revised list of HTPS Neighborhood Business District permitted uses, dated 2/28/2017, be included in the recommendation. Also, that the hours of business operation are subject to Village Zoning Ordinances and the Village Board recommendations. The motion carried by the following vote:

Aye: 5 - Commissioner Burgess, Commissioner McConachie, Commissioner Scieszka, Commissioner Repetowski, and Holloway

Absent: 2 - Commissioner Venn, and Commissioner Pyle

Non-voting: 2 - Associate Member Sakalas, Hoffman, and Gougis

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 Commissioner McConachie, seconded by Commissioner Repetowski, that this be Meeting be Adjourned. The motion carried by a unanimous vote.