

DRAFT

Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1326

An Ordinance Approving Annexation and Zoning for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

ORD 16-1327

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

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 of Community Development, Josh Potter, read the Project Compliance Report.

Edward Rose & Sons and S.R. Jacobson are proposing the development of a 216-unit apartment community on 12.8 acres located on the south side of Normantown Road, just east of Brunswick Lane.

The subject property is currently vacant and unimproved. It was used in the past as a nursery known as Kotnour's Landscape and Nursery. A portion of the property was originally annexed to the Village in 1989 and is zoned R-6, Attached Residential. The remaining property is located in unincorporated, Will County.

The developer is requesting R-7, General Residential zoning for the subject property. The proposed R-7 zoning is suitable for the proposed land use. In addition, the proposed land use and zoning provides a natural transition between the Greenhaven duplexes and Meadowdale townhomes, zoned R-6, Attached Single Family Residential to the east and the commercial property, zoned B-3, Highway Regional Shopping to the west.

The Development Review Committee recommends approval of Annexation and Zoning, contingent on compliance with outstanding staff comments.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of the following Ordinances:

Report of the Planning and Zoning Commission - Romeoville, Illinois

Village Place Apartments

ORD 16-1326 – An Ordinance Approving Annexation and Zoning for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

Motion by: Commissioner Scieszka

Seconded by: Commissioner Pyle

Roll call of the membership present the 8th day of November, 2016 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

David Venn AYE
Richard Holloway AYE
Paul Scieszka AYE
Dan Repetowski AYE

Steve Pyle AYE
Jim McConachie AYE
Petra Burgess ABSENT

MOTION Carried.

ORD 16-1327 – An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

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 of Community Development, Josh Potter, read the Project Compliance Report.

A PUD - General Development Plan approves the preliminary site plans for the site. Final Development Plans with greater levels of detail will be provided shortly following the approval of the PUD - General Development Plan. The Final Development Plan will come back to the Planning and Zoning Commission for review to ensure they follow the approved General Development Plan.

The apartment development is proposed to be a high-end apartment community with desirable site amenities. The development plan includes a total of 216 apartment units in 6 three-story buildings. The unit mixture includes 90 one-bedroom units, 114 two-bedroom units and 12 three-bedroom units.

A 6,000 square foot clubhouse is proposed that includes a community room, exercise room and property management offices. A pool, sun deck and pergola will be located behind the clubhouse with an outdoor gathering area. Other site amenities include attached and detached garages, a carwash area, dog park, on-site professional management and a large amount of open space around the site.

The main entrance into the site is proposed through a new full access driveway from Normantown Road. Final studies are being prepared and will be reviewed, but it appears an eastbound to southbound deceleration lane will be required for the Normantown Road driveway. A secondary access point for emergency access is proposed on the east end of the site that will connect to Kingsley Drive. In addition, an internal driveway stub is provided to the west that will allow for future cross access with the adjacent commercial property.

There are a total of 417 parking spaces provided, including 107 garage spaces and 310 surface parking spaces. The total amount of parking provided exceeds the 413 parking spaces that are required by the Parking Code based on the proposed unit mixture. All of the buildings include 12 internal garages. In addition, 7-unit detached garages are provided near each building.

The principal exterior building materials include a large percentage of brick and horizontal

Report of the Planning and Zoning Commission - Romeoville, Illinois

Village Place Apartments

siding. The buildings include a number of architectural features including varying use of architectural accents and colors, a large percentage of windows, varied rooflines, and vertical and horizontal articulation. The architecture pattern is consistent throughout the site. The building architecture is consistent throughout the site.

The 3-story product allows over 45% of the site to be dedicated open space. A large open space area is provided behind the clubhouse and interconnected walkways are provided throughout the site. The site will also provide a connection to the existing path along Normantown Road and to a future north-south pathway to be located in the adjacent natural gas right-of-way.

The proposed Landscape plan meets the minimum planting requirements of the Landscape Code. Full planting screens are proposed on the east and west sides to provide solid screens from the Greenhaven subdivision to the east and the commercial property to the west. Enhanced landscaping is provided at the boulevard site entrance and along Normantown Road. In addition, the developer is providing a total of 135 trees above the minimum amount of trees required for the site. Parking lot landscaping is provided and all of the buildings include foundation planting areas. A decorative fence will be required at the east property line to delineate the subject property from the adjacent Greenhaven subdivision.

All of the site's stormwater runoff is managed through an on-site detention pond located at the southeast end of the site.

Signage plans have not been submitted yet. These plans will be required in the Final Development Plan submittal.

The following code exceptions and clarifications are included:

1. Residential Density (Section 159.068.A). The developer is asking to increase the maximum density from 12 units per acre to 16.9 units per acre. The proposed density is consistent with the other communities in the area, including:

Remington - 16.7 units per acre; High Point Serenity - 16.8 units per acre and Springs at 127th in Plainfield - 18.9 units per acre, and is consistent with the recent Springs at Weber Road project - 15.8 units per acre. Although this project has a slightly higher density, the proposed design allows for additional open space.

2. Tree Preservation and Removal Regulations (Section 159.30.C). The developer is asking for a waiver of 82 replacement trees. The developer is providing a total of 135 replacement trees, but is unable to fit the rest of the trees on the site.

3. Setbacks (159.68.F.6). A reduction in the required 25-foot front yard setback is requested for the parking. This reduction only amounts to a few feet at a few locations along the setback line. The sidewalk will also encroach into the setback.

4. Maximum Lot Coverage (159.68.F.8). To increase the maximum lot coverage from 50% to 55%.

5. Minimum Landscape Coverage (159.68.F.9). To reduce the minimum landscape coverage from 50% to 45%. The proposed Landscape Plan provides landscaping significantly above the minimum planting requirements.

6. Site Runoff and Storage Facility Design (160.035). Developer is providing the required detention volume for the development, but due to constraints with the elevation of Property, seeks code exceptions to: i) reduce the required area for the Normal Water Level (NWL) from 1.0 acres to 0.65 acres; and ii) to increase the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 1.5 feet

Report of the Planning and Zoning Commission - Romeoville, Illinois

Village Place Apartments

for a two-year storm event.

7. Street Access (Section 159.017 and 159.60.E.5). The proposed development will have a single point of access to Normantown Road. A second point of access is provided at Kingsley Drive, but said access is a restricted emergency access. A stub is presently provided to the west and may result in a future third point of access.

8. Residential District Requirements - Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented internally around the central clubhouse and associated open space rather than the Normantown Road right-of-way.

9. Fenestration (Section 159.60.H.4). A high percentage of windows are incorporated across each façade of the buildings. Developer has, to date, not confirmed the surface area of the windows or maximum linear distance between windows, but suggests, based on the proposed Elevations, that the elevations meet the fenestration requirement.

10. Parking/Garages (Section 159.60.H.5). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit.

11. Special Signs (Section 159.129.K). Permanent Residential Development Entrance Signs. The developer will provide a permanent masonry or stone development sign identifying the name of the apartment community. The sign will not be greater than 8 feet in height, but will comply with all applicable sign regulations.

Mr. Russ Whitaker, 30 W. Jefferson, Ste. 200 Naperville, IL - Sworn.

Mr. Whitaker wanted to remind everyone that the entities behind this project, Edward Rose & Sons and S.R. Jacobson, are well established and are going to be involved in this project long term.

Mr. Whitaker stated that they have been working with staff on the project since the last meeting to address the comments from the last meeting.

Building one has been shifted to the east to put more space/buffer between the adjacent development.

The access onto Brunswick Lane will be an ongoing issue. The Village is working to help secure easement rights over the Natural Gas Pipeline.

Chairman Venn asked if there would be an aerator in the pond.

Mr. Whitaker stated that the developer has designed it to be a wet basin detention pond and may require an aerator.

Chairman Venn asked if the pond was sufficient size for all the run off on the site.

Assistant Director Josh Potter stated that it was, pending final approval of Final Engineering Plans.

Commissioner Scieszka asked staff to explain the setback for the front of the property and asked if it will affect the bike path.

Assistant Director Josh Potter showed on the aerial photo of the site where the encroachment on the setback would be (it is a very minimal area). There will still be 17 ft. to 18 ft. of greenspace buffer between the parking lot and the bike path.

Report of the Planning and Zoning Commission - Romeoville, Illinois
Village Place Apartments

Commissioner Hoffman asked about the lighting on the rear of building one.

Mr. Whitaker explained that there is no security lighting on the back of the buildings, each unit would have a porch light on the exterior space. Also, due to the elevation change of the developments and the distance with landscaping/berm wall between them the porch lights should not be an issue.

Chairman Venn asked about the materials that will be used in the berm wall.

Mr. Whitaker stated that it will be a combination of materials.

Commissioner Pyle asked about the size of the retaining wall.

Assistant Director Josh Potter showed the retaining wall on the aerial of the site.

Assistant Director Josh Potter stated the Development Review Committee recommends approval of the GDP, contingent upon compliance with all outstanding staff comments.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code, as amended by the PUD.

Motion by: Commissioner Pyle

Seconded by: Commissioner Repetowski

Roll call of the membership present the 8th day of November, 2016 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

David Venn	AYE
Richard Holloway	AYE
Paul Scieszka	AYE
Dan Repetowski	AYE

Steve Pyle	AYE
Jim McConachie	AYE
Petra Burgess	ABSENT

MOTION Carried.

Respectfully submitted on November 8, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission