

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, November 14, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Associate Member Gary Hoffman, and Associate Member Dawn Sakalas

Absent 1 - Commissioner Rich Holloway

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

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

[PZMIN17-02](#) Oct. 24, 2017 Minutes

[1](#)

Attachments: [Oct. 24, 2017 Minutes](#)

5. PUBLIC HEARINGS

PH17-2255 A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Thorntons at Gateway

Senior Planner Nathan Darga read the updated Project Compliance Report. PH17-2255 was continued from the October 24, 2017 meeting.

Date: November 8, 2017

Description/Title: Thorntons at Gateway

Type of Review: Planned Unit Development - Final Development Plan

Summary:

Bluestone Single Tenant Properties, LLC has submitted plans for the development of lots 1A and 1B in the Gateway Subdivision on the south side of Joliet Road and Independence Blvd. (IL 53).

Abbott Land Gateway annexed the former TJ Lambrecht Clean Construction and

Demolition Debris (CCDD) fill site at Joliet Road and Independence Blvd. (IL 53). A General Development plan was approved in July of 2016 as ORD 16-1294. This GDP showed a retail / truck stop area along the road frontage and a warehouse area in the rear. Bluestone has purchased lots 1A and 1B of the development and is submitting the FDP for the retail / truck stop area.

The proposed building would be on the northeast corner of the new intersection the Gateway developer is building. The developer will be adding the fourth leg of the intersection as well as reconfiguring the turn lanes and access roads. The Thorntons will have two separate fueling areas; one for cars and one for trucks. The car fueling area will have 10 pump islands 49 parking spaces. The truck fueling area will have 7 drive through diesel lanes and a scale. There is also a truck parking area on the other side of the internal access road with space for 70 tractor / trailers. This is a pay lot that will allow overnight parking.

The retail convenience store is proposed at 5,500 square feet. It will have a similar layout and product line as the Thorntons that recently opened at IL 53 and 135th street. The building is brick with a stone base. The red tile and black louver system above the main entrance is Thorntons signature look. The gas station canopy will match the building with brick columns and stone bases.

Update November 8, 2017

Since the Planning Commission last reviewed the project on October 10, 2017 the applicant has made the following changes:

1. The scales have been moved to the other side of the diesel islands away from Joliet Road. The applicant is still request the scale sign as it is needed to guide the trucks onto the scale.
2. The number of wall signs have been reduced from 7 to 5. This is still an exception to the code which allows 3.
3. The freestanding monument signs have been reduced in height from 15' to 10' which meets code. They are still requesting an exception for the northern freestanding to be closer to the road than 10'. This is needed as there is no other location in that area to place the sign.
4. The building elevations have been revised to add more stone and architectural features.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning and Zoning Commission approved the GDP on June 28, 2016.

The Village Board approved the GDP on July 6, 2016.

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 and the GDP.

Recommendation:

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

Andrew Zazofsky - Thornton's, 2600 James Thornton Way, Louisville, KY - Sworn

Chairman Venn asked what the lighting would look like.

Planner Darga stated that the lighting would look much like the Thornton's on 135th Street, in the front where the cars park it will have the decorative lights and in the back area the lights will be black poles with LED lights.

Chairman Venn asked if any type of sidewalks were asked for in the area.

Planner Darga stated that pedestrian improvements were not included since there is nothing to connect too. There is a pedestrian connection between the building and the truck parking area with a crosswalk.

Commissioner Scieszka asked what type of security there would be in the truck parking area.

Mr. Zazofsky stated that there would be cameras so the team members inside the store can watch what is going on in the truck parking area.

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

6. NEW BUSINESS

[ORD17-1413](#) An Ordinance Approving a Special Use Permit for a Planned Unit

Development - Final Development Plan for Thorntons at Gateway

Attachments: [ORD 17-1413 Exhibit A](#)
[ORD 17-1413 Exhibit B](#)
[ORD 17-1413 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 11/15/2017. The motion carried by a unanimous vote.

[PROJ17-067](#) **A Concept Plan for the Offices at Windham Lakes Building Three**
[0](#) **(OWL 3)**

Attachments: [PROJ 17-0670 OWL 3 CP](#)

Senior Planner Nathan Darga read the Project Compliance Report

Date: November 8, 2017

Description/Title: Offices at Windham Lakes Building Three (OWL 3)

Type of Review: Concept Plan

Summary:

Lakeview Realty Investors LLC has applied for an office building in Windham lakes.

The proposed office building would be a 43,227 square foot single story structure. It is designed to have multiple entrances to allow various tenant build out scenarios. Initially there would be five entrances / units though the inside of the building would remain open until tenants are finalized. The site is shown with 208 parking spaces wrapped around the building. Access to the site would be from two points on Windham Parkway. At staff's request they have lined up their central access point with the entrance across the street and pushed their second access point all the way to the east. Also at staff's request they are providing cross access to the property to the west (1280 Windham). It is likely there would be a new access point on the eastern side of 1280 Windham if that property were to redevelop. To meet this staff request, the front parking lot and cross access point will encroach into the 35' parking setback. This is the only exception being requested and staff supports it.

The building would be masonry construction and would be similar in design to OWL 1 and 2 across the street. The building meets the Village design guidelines.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Frank Sciackitano, 701 West Erie, Chicago, IL - Sworn

Chairman Venn about the lighting sconces shown on the building plan.

Mr. Sciackitano stated that there would be a combination of sconces and pole light in the parking lot.

Chairman Venn asked if this project is being built as a spec building.

Mr. Sciackitano stated that it is.

Commissioner Scieszka asked if the roof line would be high enough to hide the mechanicals.

Mr. Sciackitano stated that most of the mechanicals would be located down the center of the building and would be 30 to 40 feet back from the sightline.

Commissioner Pyle asked if there were any special requirements associated with the parking due to the proximity to the retention pond.

Planner Darga stated the the lot has barrier curb and there is a setback. Additional landscaping could be asked for but otherwise there are no additional requirements.

Chairman Venn asked if there is aeration in the pond.

Planner Darga stated that there is.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Happy Thanksgiving

10. COMMISSIONER'S REPORT

Happy Thanksgiving

11. VILLAGE BOARD LIAISON REPORT

Happy Thanksgiving

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Happy Thanksgiving

13. ADJOURNMENT

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