

DRAFT

Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1485

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Joe’s Beverage Warehouse and additional retail space on Lot 5 of the Troutman and Dam’s development

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

Assistant Director Josh Potter presented the Project Compliance Report.

Cardinal Wine and Spirits have submitted Final Development Plans for the development of a 10,620 square foot liquor store and 3,900 square feet of additional in-line retail space. The site consists of 1.6 acres and is located immediately north of the Romeoville Express Car Wash in the Troutman and Dams development located at the northwest corner of IL Route 53 and Romeo Road.

The proposed building is 14,520 square feet. Joe’s Beverage Warehouse would occupy 10,620 on the south end of the building and an additional 3,900 square feet of retail space would be provided on the north end of the building. The property will have cross access to the north and south and will be connected to the internal development roadway. All of the utilitarian features, such as the trash enclosure, transformer and loading will be located behind the building.

The proposed building consists of precast construction. The exterior patterns will include brick, stone and some precast reveal. Several architectural features are incorporated into the design to give the building an attractive look. The proposed design complies with the Village’s design guidelines.

The proposed amount of site landscaping exceeds minimum Code requirements and is consistent with the existing landscaping of the other development sites. Landscaping is provided in the buffer yards, parking lot and around the building.

The site has access from three points. Cross-access is provided to the south with the Romeoville Express Car Wash site and to the north with the vacant lot, which connects to the internal roadway. Since the lot to the north is vacant, a temporary access road will be provided so that the connection with the internal roadway is provided immediately. Access to the internal roadway is also provided behind the building on the west end of the site.

The site includes a total of 58 parking spaces located south and west of the proposed building. The total number of spaces exceed the minimum required number of spaces for the site, which is 48 spaces, based on the proposed building square footage.

The developer is proposing decorative lighting for the parking and drive areas around the site. The decorative site lighting consists of the lantern style fixture that is prominent along the Route 53 corridor.

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Stormwater management is provided by the overall development and none is required for this site. Stormwater runoff will be routed from the site via storm sewer structures to the detention areas of the overall development.

The following code exceptions are required. The requested code exceptions are consistent with the site design of the adjacent Thorntons and Romeoville Express Car Wash sites.

- a. Sign Area. An increase in maximum sign area from 25 square feet to 42 square feet.
- b. Building Setback. A reduction in the north side yard from 10 feet to 5 feet.
- c. Parking Lot Setback. A reduction in the front yard from 25 feet to 20 feet.

The Development Review Committee has reviewed the proposal and provided comments to the applicant. The Development Review Committee also recommends approval of the request, subject to the latest staff review comment letter.

Mr. Charles Smith, Arete Design Studio, Mokena, IL – Sworn

Sara Sheikah, Adel Sheikah, 3001 W Jefferson, Joliet, IL – Sworn

Chairman Venn asked if there would be a sidewalk along Rt. 53. Mr. Potter stated that there will be a 10 ft. sidewalk installed in front of this property and eventually it will extend to the Village Park.

Chairman Venn asked what will be used to screen the refuse area. Mr. Smith stated that it would be precast panels to match the character of the building.

Commissioner Pyle asked if there are any plans to address the road that runs behind the building to avoid cut through traffic. Mr. Potter stated there are no planned traffic calming devices. Mr. Rockwell stated that with all the turns and deliveries on this road he feels the cut through traffic will be low.

Commissioner Pyle asked if there are any plans to buffer the retention area from the traffic. Mr. Potter stated that there are no plans for a guardrail but staff will review the plans.

Commissioner Scieszka did not notice any area on the monument sign for additional retail, and wonders how they will handle signage. Mr. Smith stated that they would have signage on the building.

Commissioner Scieszka asked about the building signage on the liquor store. Mr. Smith stated that they would apply for a sign permit later but this must meet Village Code.

Commissioner Scieszka asked if the trash enclosure shown would be sufficient to handle all the trash or would there be recycling done inside. Mr. Smith stated that there may be some recycling done inside the liquor store but that is why there are two enclosure, one for the liquor store and one for the retail sites.

Commissioner Hoffman asked if it is permissible to make a left turn on to Rt. 53 from the far entrance. Mr. Smith stated that this is correct.

Commissioner Scieszka asked how the temporary access road will be constructed and how temporary is it expected to be. Mr. Potter stated that the developer will install the temporary access road and it will be an asphalt road but no curb and gutter. Mr. Smith stated that it will be constructed so it can be tied into the future development.

Chairman Venn asked if there would be external security cameras. Sara Sheikah stated there would be

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external security cameras.

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 modified by the PUD.

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:

ORD 18-1485 – An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Troutman and Dams Lot 5 – Joe's Beverage Warehouse and Additional Retail.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Pyle

Voice vote of the membership present the 12th day of June, 2018 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 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	AYE

MOTION Carried.

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Respectfully submitted on June 12, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission