

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, August 25, 2020

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, and Associate Member Sharon Hoffman

Absent 3 - Commissioner Petra Burgess, Associate Member Dawn Sakalas, and Commissioner Gary Nelson

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, to approve the minutes of July 14, 2020. The motion carried by a unanimous vote.

[PZMIN20-05](#)

[4](#)

Attachments: [Planning and Zoning JULY 14 2020 DRAFT](#)

5. PUBLIC HEARINGS

NONE

6. NEW BUSINESS

[RES20-2974](#) **A Resolution Approving a Plat of Easement for 525 Anderson Drive**

Attachments: [RES 20-2974 Exhibit A](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

CN Group, LLC, the developer of 525 Anderson, has requested the approval of a Plat of Easement.

This plat will dedicate the necessary utility and drainage easements for the property to the Village. This is part of the close out process for the project.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

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

A motion was made by Commissioner Scieszka, seconded by Commissioner

Repetowski, that this Resolution be Recommend for Approval. The motion carried by a unanimous vote.

[RES20-2975](#) A Resolution Approving a Plat of Easement for the Offices at Windham Lakes Building 3 (OWL 3)

Attachments: [RES 20-2975 Exhibit A](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Lakeview Realty Investors LLC, the developer of the Offices at Windham Lakes Building 3 (OWL 3), has requested the approval of a Plat of Easement.

This plat will dedicate the necessary utility and drainage easements for the property to the Village. This is part of the close out process for the project.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

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

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 9/2/2020. The motion carried by a unanimous vote.

[RES20-2976](#) A Resolution Approving a Final Plat of Subdivision for Duke Realty Limited Partnership (Renwick Road Subdivision)

Attachments: [RES 20-2976 Exhibit A](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Duke Realty Limited Partnership has annexed three (3) tracts of land along the north side of Renwick Road, formerly known as the Brady and Cronin parcels.

This property is approximately 79.95 acres. The first building in the development has been completed. This plat will create the 2 lots, one for the current building and one for the future building, as well as dedicate the easements for utilities and stormwater management. Outlot A is the parcel to be dedicated to the port district for future runway expansions.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

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

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 9/2/2020. The motion carried by a unanimous vote.

PROJ20-069 A Concept Plan for Arby's at Romeoville Crossing

1

Attachments: [PROJ 20-0691 Arby's Concept Plan](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Faisal Merchant has submitted a concept plan for a strip mall anchored by an Arby's restaurant on outlot 9 of the Romeoville Crossing Development. This is the lot on the southwest corner of Weber Road and the Walmart access road. The proposed building would be 5,369 square feet and would have room for three tenants. Arby's would anchor the building on the north side with a drive through. The middle tenant is currently slated to be Wingstop. The last tenant on the south side is not yet lined up. Access to the site is limited to the shared entrance at the southwest corner. This limits the ways that the site can be laid out for traffic flow. Due to the drive thru, the applicant has decided on one-way traffic for half of the site. A dedicated drive thru lane has been provided as well as an emergency only secondary access point. As currently shown, an exception would be required for the number of parking spaces. They are proposing 31 spaces and code would be 36. Due to the large number of unused spaces immediately west of the site, staff is considering this request. The building is masonry and features wall height projections, awnings, and a metal canopy by Arby's. Staff has requested that some cultured stone be incorporated into the design to match the rest of the Romeoville Crossing development. A signage package will be included with the final plans.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in Peter Paraskis, PG Praskis Architects, 14607 Oak Park Ave, Oak Forest IL 60452.

Chairman Venn asked if there would be outdoor seating. There will be a few tables in the front of the store.

Chairman Venn asked about construction of fire walls between the units. Mr. Darga replied that would be submitted with interior build out permits.

Discussion on the delivery truck parking and possibly using the spaces in the rear of the building during delivery hours with no customer parking during scheduled deliveries.

Mr. Darga stated that in final engineering, they will discuss the truck turning radius and drive isles.

Commissioners were excited to see Wing Stop as a tenant.

PROJ20-069 A Concept Plan for the Able Masonry Development at 645 Parkwood

2

Attachments: [PROJ 20-0692 Able Masonry CP](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project

Compliance Report.

Peter Lambiris of Able Masonry Development Co has submitted a concept plan for a second building on the property at 645 Parkwood Ave.

The Able Masonry building at 645 Parkwood was approved in a PUD in 2005 (ORD 05-0309). At that time, the area towards the front of the property was left open for future expansion of the business. Able Masonry has determined that it no longer needs that room to expand and would like to make productive use of the property. They are proposing a second new building at the front of the lot. The new multi-tenant building would be 4,965 square feet and have room for up to three tenants. 22 car parking spaces plus 2 handicapped stalls are provided on the site. Parking requirements in industrial districts vary depending on the number of employees. The new units could not house operations with high employee counts. The new building would be masonry and look similar to the existing building on the site.

In order to approve this project, the PUD will have to be amended. Several code exceptions will be required. These include having two buildings on one lot, reducing the front yard setback, and reducing the parking stall size. A complete list would be provided at final approval.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in Peter Lambaris, Able Masonry, 645 Parkwood Ave, Romeoville. IL 60446.

Discussion on parking and potential tenants with parking.

Discussion on why the separate buildings. Applicant wanted to keep his business separate and more parking stalls could be created. Mr. Darga replied that by separating the buildings you will get a better fire lane.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT