

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, April 27, 2021

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Commissioner David Venn, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Associate Member Dawn Sakalas, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Commissioner Paul Scieszka

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Rich Holloway, that this was Approved.. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Rich Holloway, seconded by Dan Repetowski, to approve the Minutes of March 9, 2021.. The motion carried unanimously.

[PZMIN21-05](#)

[9](#)

Attachments: [PZC 03092021](#)

5. PUBLIC HEARINGS

[PH21-2338](#)

A Public Hearing on a Amendment to a Special Use Permit for a Planned Unit Development - Final Development plan for Able Masonry (645 Parkwood Ave)

This Public Hearing was Opened.

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

Peter Lambiris of Able Masonry Development Co. has requested the approval of an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for the property at 645 Parkwood Avenue.

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. 10 car parking spaces with 1 handicapped stall is provided for the new building. There are 22 spaces total 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 is provided in Exhibit B.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on August 25, 2020

The Village Board reviewed the Concept Plan on September 2, 2020

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.

Recommendation:

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

Chairman Venn swore in Peter Lambiris of Able Masonry Development Co.

Chairman Venn asked about Fire Department Access. Mr. Darga replied that the lane between the old building and new building will be a fire lane and kept clear with posted signage.

Commissioner Venn asked the applicant Mr. Lambiris to keep that drive clear.

Commissioner Nelson asked what would happen if vehicles were parked in front of roll up doors and wouldn't that take away parking from other units.

Mr. Lambiris will put no parking signs by roll up doors to keep clear.

Commissioner Repetowski stated that it is a good thing to have small units like this for mom and pop and small businesses to have a place to get started in. All of the Commissioners agreed with that.

Chairman Venn asked for public comment, there was none.

This Public Hearing was Closed.

6. NEW BUSINESS

[ORD21-1697](#) An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - Final Development Plan for Able Masonry (645 Parkwood Ave)

Attachments: [ORD 21-1697 Exhibit A](#)
[ORD 21-1697 Exhibit B](#)
[ORD 21-1697 Exhibit C PZC Report](#)
ORD 21-1697 FDP Amend RVBA

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 5/5/2021. The motion carried by a unanimous vote.

RES21-3117 A Resolution Approving a Plat of Easement for Crate & Barrel at 501 W. Taylor Road

Attachments: [RES 21-3117 Exhibit A](#)

RES 21-3117 RVBA

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

Pizzuti Development, 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.

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.

There were no comments.

A motion was made by Commissioner Holloway, seconded by Commissioner Burgess, that this Resolution be Recommend for Approval to the Village Board on 5/5/2021. The motion carried by a unanimous vote.

PROJ21-069 A Concept Plan for Care Cremation Center at 33 E. Montrose Drive
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Attachments: [PROJ 21-0696 Care Cremation Concept Plan](#)

PROJ 21-0696 RVBA

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

John Hann of Care Cremation Center, represented by David TeBrake of Miller Architecture, Inc, has requested a concept plan review for the property at 33 E. Montrose Drive.

Care Cremation is currently located at 515 Anderson Drive in the Multi-tenant building. They are proposing to purchase the vacant land next door at 33 E. Montrose Drive for a new stand-alone facility. The proposed building would be 10,800 square feet. It would have space for viewing rooms, witness rooms, and a pet cremation area. Because this lot abuts residential, a 50-foot rear setback is required by code. They are providing over 100 feet.

The site would be accessed from two points on Montrose drive. The applicant is proposing 19 parking spaces, including 1 handicapped. The current facility next door has

12 spaces dedicated to it in the lease. The eastern entrance is for staff and hearse access. Roll up doors on the eastern side allow the vehicles to pull directly into the building.

The building is proposed to be metal panel construction with a masonry base. Details on the proposed panel system are included in the packet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in John Hann of Care Cremation Center and David TeBrake of Miller Architecture, Inc.

Chairman Venn complimented on nice looking building.

Commissioner Nelson asked about the buffer in back and how the rear setback against the homes would be treated - fence? Berm? landscaping? Mr. Hann replied that they are open to any of those options based on what the Village or residents want. Mr. Darga replied current plan shows a fence and that staff would also work them to preserve the existing large tree line along the property line.

Commissioner Burgess asked how much storage and how many bodies would be on site.

Mr. Hann replied current facility has 3 coolers - dependent on cooler space - the new facility will have 4 coolers which could store up to 40 deceased.

Commissioner Burgess asked if they will be doing pets. Mr. Hann replied yes they will. She liked that, since she recently had to do that herself and thought it would be nice to have in town.

Commissioner Repetowski asked what were viewing rooms vs visitation rooms. Mr. Hann explained that many people like to witness the deceased going into the cremation machine and visitation room is for small services.

The visitation room has room for small services up to 20 people - anything larger would be done at Hann Funeral Home in Bridgeview.

Commissioner Burgess asked how long deceased are held in cooler? Mr. Hann replied that it takes 2-3 days to obtain a permit from county coroner and only 1 deceased is placed in machine at time. The deceased cannot go in the machine without permit.

Mr. Hann showed a sample of the proposed metal wall panel and asked if the Commissioners had any objections to using that material instead of precast concrete.

The Commissioners responded that the building elevations looked very nice.

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