

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 13, 2016

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

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

Absent 2 - Commissioner Rick Gougis, and Commissioner Jim McConachie

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, 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 Scieszka, that the August 23, 2016 minutes be Approved. The motion carried by a unanimous vote.

[PZMIN16-00](#) August 23, 2016 Minutes

[4](#)

Attachments: [August 23, 2016 Minutes](#)

5. PUBLIC HEARINGS

PH16-2224 A Public Hearing on an Amendment to the Planned Unit Development - General Development Plan for Duke at Paragon

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

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Duke at Paragon

Type of Review: Amendment to the Planned Unit Development - General Development Plan

Summary:

Duke Realty is purchasing the central 9.2 acres of the Paragon Business Park Development south of Paragon Drive.

The Paragon Business Park had a General Development Plan approved in 2006 (ORD 06-0465). This plan showed a total of 14 buildings with a total of 693,400 square feet of space. To date, 3 of the originally proposed buildings have been constructed. In 2014, Opus purchased the northern portion of the development and received approval for 3

buildings (ORD 14-1131). Since approval, Opus has built 2 of their proposed buildings.

Duke is proposing to purchase the four vacant lots in the center of the development. This would leave one lot remaining at the hard corner of Belmont and Taylor. They are proposing a 150,000 square foot building orientated north towards Paragon Drive. This is approximately the same size as the four buildings they are proposing to replace. The new building would primarily be accessed off of Paragon Drive. The one existing curb cut on Belmont would be utilized as a shared access between Duke and the remaining vacant lot. The plans call for 117 car parking spaces, 32 trailer parking spaces, and 32 truck docks. While the trailer spaces will be visible from Taylor Road today, once a building is built on the remaining lot the trailer will be screened from view. Landscaping, lighting, and building signage will all be provided per code.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Susan Bergdoll - Duke Realty, 1301 W 22nd Street Oak Brook, IL Sworn

Ms. Bergdoll stated that she was glad to be back in Romeoville with another project.

Chairman Venn asked if Paragon Drive was a standard street.

Senior Planner Nathan Darga stated that it is but it is on privately owned property and not maintained by the Village. This allows the developers to have less of a setback when building.

Charmain Venn asked where the water run-off goes.

Senior Planner Nathan Darga stated that there is an existing pond that can be seen from Taylor Road that services the entire area.

Commissioner Scieszka asked what the time frame of the project is and if it is a spec building or if there was a tenant in place.

Ms. Bergdoll stated that Duke would like to close on the property next week and break ground the following week so they can have footings and foundations in before the weather turns. It is a spec building and there is no tenant in place currently.

Commissioner Burgess asked to verify the property to the west was OHL and wanted to know if this project would use Belmont Dr. for access.

Senior Planner Darga stated the OHL was the property to the west that has one access point on Belmont. This project would only use the entrance to Paragon from Belmont and the existing curb cut on Belmont and no new curb cuts would be added.

Commissioner Pyle asked if there would be access to the project between Paragon and Belmont.

Senior Planner Darga stated that area was originally to be a shared court now that the plan has changed there will be a section dedicated on the re-platting to finish off this connection.

Mr. Don Horning, 834 Oakton Ave. Romeoville, IL - Sworn

Mr. Hornig asked about the access on Belmont Dr. he is concerned about the traffic on Belmont.

Ms. Bergdoll stated that the intent of the truck traffic coming from this site is to access Taylor Road and use Route 53 or Weber.

Senior Planner Darga stated that truck traffic would only be allowed from a small section of Belmont from Paragon to connect with Taylor Road. Belmont to the north does not allow trucks.

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

6. NEW BUSINESS

[ORD16-1318](#) **An Ordinance Approving an Amendment to the Planned Unit Development - General Development Plan for Duke at Paragon**

Attachments: [ORD 16-1318 Exhibit A](#)
[ORD 16-1318 Exhibit B](#)
[ORD 16-1318 Exhibit C PZC report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval to the Village Board on 9/21/2016. The motion carried by a unanimous vote.

[RES16-2191](#) **A Resolution Approving a Final Plat of Subdivision for Innovation Park (Filotto / Aryzta)**

Attachments: [RES 16-2191 Exhibit A.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Repetowski, that this Resolution be Recommend for Approval to the Village Board on 9/21/2016. The motion carried by a unanimous vote.

[RES16-2192](#) **A Resolution Approving a Plat of Vacation of Easements for Duke at Paragon**

Attachments: [RES16-2192 Exhibit A](#)

A motion was made by Commissioner Burgess, seconded by Commissioner

Scieszka, that this Resolution be Recommend for Approval to the Village Board on 9/21/2016. The motion carried by a unanimous vote.

[RES16-2193](#) A Resolution Approving a Final Plat of Resubdivision for Paragon Business Park Resubdivision No. 2 (Duke)

Attachments: [RES16-2193 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 9/21/2016. The motion carried by a unanimous vote.

[PROJ16-065](#) A Concept Plan for Normantown Road Apartments by Edward Rose & Sons and S.R. Jacobson
[5](#)

Attachments: [PROJ16-0655 PUD Conceptual Review Narrative- Final](#)
[PROJ16-0655 Final 11 x 17 Conceptual Review Submittal](#)

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Normantown Road Apartments by Edward Rose & Sons and S.R. Jacobson

Type of Review: Concept Plan

Summary:

Edward Rose & Sons and S.R. Jacobson have partnered to develop concept plans for the proposed 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 unincorporated and will be annexed into the Village as part of this development process. A Planned Unit Development (PUD) is required for this development and the concept review stage of the PUD allows for feedback prior to the full PUD submittal.

Project Description

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 a carwash area, dog park, on-site professional management and a large amount of open space around the site.

Access and Parking

The main entrance into the site is proposed through a new full access driveway from

Normantown Road. A secondary access point for emergency access is proposed on the east end of the site that will connect to Kingsley Drive. The developer will be required to extend Kingsley Drive in order to provide the secondary access point.

There are a total of 443 parking spaces provided, including 107 garage spaces and 336 surface parking spaces. The total amount of parking provided exceeds the 413 parking spaces that are required by the Parking Code.

Architecture

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

Method of Investigation:

The Development Review Committee has reviewed the proposal and has provided feedback to the applicant.

Recommendation:

Provide input to the applicant.

Russ Whitaker, Rosanova & Whitaker LTD, 30 W Jefferson Ave. Ste. 204 Naperville, IL - Sworn

Mr. Whitaker gave an overview of the Edward Rose & Sons and S.R. Jacobson Companies.

Mr. Whitaker gave a comprehensive review of the project and would like any feedback the Commission may have.

Chairman Venn asked if there was any thought given to tying into Brunswick Dr. for egress where there is a light.

Mr. Whitaker stated that this has come up in discussion and will be looked at. There was a traffic study done and it shows that there will be sufficient gaps for traffic created by the stoplights at Brunswick and Crossroads for the proposed entrance.

Mr. Whitaker also stated that due to the natural gas ROW it would make it difficult for an entrance in area near Crossroads.

Chairman Venn asked if any of the 443 parking spaces are assigned.

Mr. Whitaker stated that they are not; the only assigned spaces are for people who have leased garages.

Chairman Venn asked if there would be sufficient parking for guest events.

Mr. Whitaker stated that they are above the required amount of parking spaces.

Chairman Venn asked if there would be any type of fencing on Normantown Road.

Mr. Whitaker stated that there is no plan for any fencing.

Commission Repetowski asked how the garbage service would work.

Mr. Whitaker explained that there would be a centralized trash compactor for the residents to use and that they would be responsible for the drop off.

Commissioner Scieszka expressed concern over the lighting on building one and how close it is in proximity to the residential subdivision.

Mr. Whitaker stated that this would be looked at as they plan further and would look for solutions.

Commissioner Scieszka asked where the AC units would be located - (front or rear) of buildings.

Mr. Whitaker stated that they were located in both areas.

Commissioner Scieszka asked if there would be any sidewalks he is concerned about access to the bike path.

Mr. Whitaker stated that there are some internal sidewalks and access to the bike path will be looked at when it is determined where it will be located.

Commissioner Pyle is also concerned about the lighting on building one and would like to see the bike path incorporated into the slough area.

This Project was Discussed.

[PROJ16-065](#) **A Concept Plan for B&W Truck Repair at 667 Parkwood**
[6](#)

Attachments: [PROJ 16-0656 B&W Concept Plan](#)

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: B&W Truck Repair at 667 Parkwood

Type of Review: Concept Plan

Summary:

B&W has purchased the property at 667 Parkwood.

This site was formerly the Sebert Landscaping Company which burned down several years ago. B&W has purchased the property and is proposing to redevelop the site with a truck repair and inspection facility. The site is approximately 1.5 acres in size. The

applicant is proposing a 8,633 square foot area for truck repair and inspection and 1,625 square foot area for office. The facility will feature a safety lane where trucks can drive through the building and complete their necessary inspections. There will be four bays for repair.

There is a dispute with the neighbor to the north (Wayne Cassells, Keneal Graphics, 679 Parkwood) who has been driving on the B&W property to access his truck dock on the side of his building. The area along the northern edge of the B&W property is shown on the original plat "Reserved for Utility and Roadway Easement." After researching this extensively, Village staff has concluded that this area was reserved for the developer in the late 1980's if he wished to extend roads and utilities to the east. It has never been dedicated to the Village. The developer never constructed any improvements in this location. There is no documentation that grants 679 Parkwood any rights to this area. In addition, for trucks to enter the dock they encroach well into the B&W property. Included in your packet is a letter the Village sent to 679 Parkwood detailing these items. Also included are truck turning exhibits showing how trucks would have to maneuver to get into this dock.

As part of this project the developer will be requesting several code exceptions.

1. Front yard parking setback. Required 25', proposed 10', existing varies from 0' to 25'.
2. Side yard building setback. Required 20', proposed 17.38'
3. Building elevation. Rear and side of building use metal siding. Front façade is 100% masonry.

The applicant will also be providing the Village a 60' x 45' easement area for a future project to relocate and reconstruct the Parkwood lift station. This is part of the reason for shifting the building to the south. The other is due to the turning radius needed for the trucks utilizing the safety lane.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chris Lavoie, Consulting Engineer, CM Lavoie & Associates, 1050 Rt. 126 Plainfield, IL
- Sworn

Mr. Lavoie gave an overview of the project and talked about the work that is being done to make the project work for everyone.

Commissioner Burgess asked if the site would be strictly for truck repair or if it would include a trailer drop area.

Mr. Lavoie stated that it would be a truck repair facility.

Commissioner Pyle asked why the safety lane bumped out to the north.

Mr. Lavoie stated that it is designed so there can be a security gate.

Commissioner Scieszka and Repetowski would like to see more brick on the building.

This Project was Discussed.

[PROJ16-0657](#) A Concept Plan for the CN Group at 525 Anderson
[7](#)

Attachments: [PROJ 16-0657 CN Group Concept Plan](#)

Senior Planner Nathan Darga Read the Project Compliance Report.

Type of Review: Concept Plan

Summary:

The CN Group is purchasing the vacant property at 525 Anderson Drive. They are proposing a spec warehousing / industrial building for the site.

This property was originally approved as Romeoville Commercial Park Lots 13 & 14 (ORD 06-0444). That PUD showed three buildings across the two lots. The southernmost building was constructed as well as some of the overall site improvements. Due to the recession, the northern two buildings were never constructed. The area where the northern two building would have been was subdivided off and purchased from the bank by a developer. It is now being purchased by the CN Group who is proposing a spec building on the site.

The building would be approximately 33,000 square feet with 6,000 square feet being devoted to office. They are proposing 20 truck docks and car parking spaces. The connection in the rear would be maintained for fire access only. The two existing curb cuts on Anderson would be utilized in their current location. No new curb cuts are being proposed.

The building would be a precast concrete structure with glass and canopies in the front by the office area.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Bob Kolososki, 415 S Middleton Ave., Palatine, IL - Sworn

Mr. Kolososki stated that CN Group is purchasing the property and plan to build this as a spec building and hope to lease it out to one tenant.

No questions from the Planning Commission.

This Project was Discussed.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Condolences to the Churulo Family

10. COMMISSIONER'S REPORT

Condolences to the Churulo Family

11. VILLAGE BOARD LIAISON REPORT

Condolences to the Churulo Family

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director of Community Development Steven Rockwell gave a brief update on current projects.

13. ADJOURNMENT

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