

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, January 10, 2017**

**7:00 PM**

**Village Hall Board Room**

### **Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

**Present** 7 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Petra Burgess, Commissioner Rich Holloway, Commissioner Jim McConachie, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

**Absent** 3 - Associate Member Rick Gougis, Associate Member Gary Hoffman, and Associate Member Dawn Sakalas

## 3. APPROVAL OF AGENDA

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, to Approve the Agenda. The motion carried by a unanimous vote.**

## 4. APPROVAL OF MINUTES

**A motion was made by Commissioner Burgess, seconded by Commissioner Pyle, that the December 13, 2016 minutes be Approved. The motion carried by a unanimous vote.**

[PZMIN17-00](#) **December 13, 2016 Minutes**  
[8](#)

**Attachments:** [PZC Minutes 12-13-2016](#)

## 5. PUBLIC HEARINGS

[PH17-2237](#) **A Public Hearing on an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for Aldi**

**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.

**Date:** January 5, 2017

**Description/Title:** Aldi Expansion

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

**Summary:**

Aldi Inc. has submitted plans for a building expansion at their store at 398 S. Weber

Road.

The property is approximately 4 acres in size. The existing site was approved in July of 2006 as ORD 06-0431. Aldi is expanding stores nationwide, including this store. They are proposing to add 2,060 square feet to the front of the store. This will allow them to offer more refrigerated space inside and to reconfigure the checkout area. The new front façade will match what was previously approved and constructed. The building elevation is designed to look seamless when the addition is complete.

The parking lot will have some slight modifications in order to relocate the handicapped spaces. Overall, the site is losing 4 parking spaces. The site had more parking than code requires so this does not require a code exception. The landscape island at the corner of the building is being maintained.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

The Development Review Committee recommends approval.

Casey Meszaros, Manhard Consulting, 900 Woodlands Parkway Vernon Hills, IL 60061 - Sworn.

Chairman Venn asked if the Aldi expansion was a national initiative throughout the entire company or is each store unique.

Casey Meszaros stated that all the stores in this area are expanding with the 2,000 S. F. standard addition.

Chairman Venn asked if the store would remain open during the remodeling process.

Senior Planner Nathan Darga stated that the store would remain open for the majority of the remodeling but, would close for about two week when the main wall is removed to merge the addition to the store.

Chairman Venn asked if the General Contractor for the project is local.

Casey Meszaros stated that the contractor has not been chosen yet.

Commissioner Scieszka asked if the signage is staying the same, the plan sheets show the words Food Market on both sides of the addition which is not part of the store at this time.

Casey Meszaros stated that the Food Market sign would be and upgrade to the addition.

Senior Planner Nathan Darga stated that this would be an exception to code that could be added to this PUD  
or the additional signs could be brought back as a variance request.

Commissioner Scieszka does not feel comfortable approving the sign without any detail information.

Casey Meszaros will try to get further detail for the Commissioners.

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

[PH17-2238](#)

**A Public Hearing on a Special Use Permit for a Communication Tower for Eco Site at 1202 N Independence Blvd.**

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

Senior Planner Nathan Darga read the Project Compliance Report.

**Date:** January 5, 2017

**Description/Title:** Eco Site Tower

**Type of Review:** Special Use Permit

**Summary:**

Eco Site Inc. has submitted plans for a new Communication Tower 1202 N Independence Blvd.

The property is approximately 2.8 acres in size of which the tower would occupy a 50' x 50' area on the north side of the site. The balance of the site would remain available for future development. The tower is proposed at 120' in height which is the maximum our code allows. It would be service by a new access road off of Independence Blvd (IL 53). As this site will likely only receive one access point from IDOT, the Village has required this access to be up to normal standards. Future development will be able to utilize this entrance without major reconfiguration. The site will be fenced with landscaping provided around the base to screen the equipment on the ground.

The applicant has provided a written response to the special use criteria in the ordinance which is included in your packet.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

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

Mike Bieniek, LLC Telecom Services, 10700 W Higgins Road, Suite 240, Rosemont, IL 60018 - Sworn.

Mike Bieniek gave a brief overview of his company and stated that this site would be used as a capacity site for T Mobile.

The site will be fenced and have landscaping.

Chairman Venn asked if cell tower sites fall under any Federal Guidelines for fencing.

Mike Bieniek stated that there are no standards in the wireless industry for fencing. The typical fence used is chain link with barbed wire.

As per code this fence will be opaque with a sliding door.

Commissioner Scieszka asked if the proposed fencing would have barbed wire on top.

Mike Biniek stated that it would.

Commissioner Scieszka asked if this is allowed by code.

Senior Planner Nathan Darga stated that barbed wire is not allowed per code.

Mike Bieniek stated that his company is willing to work with staff on this issue.

Commissioner Burgess asked how many additional companies the site would be able to accommodate.

Mike Bieniek stated that the site is designed for four companies. This will depend on the structural analysis of the proposed equipment from the new carrier.

Commissioner Scieszka asked about the water run off for the site at the drive. Mike Bieniek stated that sheet C7 in the packets showed the grading plan.

Senior Planner Nathan Darga stated that the run off will out fall off into the ditch on Route 53. This was looked at with the application to IDOT and when the remainder of the site is developed it will require a small retention pond.

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

## 6. NEW BUSINESS

### [ORD17-1345](#) **An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for Aldi**

**Attachments:** [ORD 17-1345 Exhibit B](#)  
[ORD 17-1345 Exhibit C PZC report](#)  
[ORD 17-1345 Exhibit A](#)

**A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval with the condition of no additional signage of Food Market on the exterior to the Village Board on 2/1/2017. The motion carried by a unanimous vote.**

### [ORD17-1346](#) **An Ordinance Approving a Special Use Permit for a Communication**

**Tower for Eco Site at 1202 N Independence Blvd.**

**Attachments:** [ORD 17-1346 Exhibit A](#)  
[ORD 17-1345 Exhibit C PZC report](#)  
[ORD 17-1346 Exhibit B](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval with the condition of no barbed wire on the fencing to the Village Board on 2/1/2017. The motion carried by a unanimous vote.

**[RES17-2251](#) A Resolution Approving a Final Plat of Subdivision for the Airport Road Subdivision (Panattoni at Mostyn)**

**Attachments:** [RES 17-2251 Exhibit A Plat](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 2/1/2017. The motion carried by a unanimous vote.

**[RES17-2252](#) A Resolution Approving a Final Plat of Easement Lakewood Falls Clubhouse**

**Attachments:** [RES 17-2252 Exhibit A Plat](#)

A motion was made by Commissioner Holloway, seconded by Commissioner McConachie, that this Resolution be Recommend for Approval to the Village Board on 2/1/2017. The motion carried by a unanimous vote.

**7. OLD BUSINESS**

None

**8. CITIZENS TO BE HEARD**

None

**9. CHAIR'S REPORT**

Everyone stay healthy

**10. COMMISSIONER'S REPORT**

Nothing

**11. VILLAGE BOARD LIAISON REPORT**

State of the Village will be on Wednesday February 9th, 2017

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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