

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, March 14, 2017

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, Commissioner Jim McConachie, Associate Member Dawn Sakalas, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

Absent 2 - Associate Member Rick Gougis, and Associate Member Gary Hoffman

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Paul Scieszka, that the Agenda be approved. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that the February 28th minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) PZC Minutes February 28th, 2017

[1](#)

Attachments: [PZC Minutes 2-28-2017](#)

5. PUBLIC HEARINGS

[PH17-2242](#) A Public Hearing on an Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for the Spangler Property (Pizzuti)

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: Spangler Parcel by Pizzuti

Type of Review: Stormwater Variance

Summary:

The Pizzuti Companies, represented by Mike Chivini, purchased the 80 acre Spangler property off of Taylor Road.

The following chart describes the zoning and land uses surrounding the property. The Spangler parcel was approved as a General Development Plan in 2014 (ORD14-1132). Since that time the developer has completed the mass grading of the site and constructed the stormwater ponds. As part of that process, the developer had to work with FEMA on the floodplain, work with the FAA due to the proximity of the airport, and work with the Village for compliance to the stormwater ordinance.

The FAA requires ponds to empty faster than the Village Stormwater code. This is to prevent wildlife such as geese from being attracted to areas around runways. The Village is deferring to the FAA standard on this property as it is at the end of the runway. The ponds are complete and functioning within FAA standards. The FEMA Letter of Map Revision (LOMR) has been issued. This variance is the final piece of the regulatory puzzle for the applicant.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

The Development Review Committee is recommending approval.

Jason Snyder, Jacob & Hefner, 1333 Butterfield Rd., Ste. 300, Downers Grove, IL - Sworn Chairman Venn asked if the Commission has seen the final PUD on this project.

Senior Planner Nathan Darga stated that the Commission looked at the plan in 2014. No building has been done on the area to date.

Chairman Venn asked how the flow rate is raised on such a project.

Mr. Snyder stated that the project is done to Village of Romeoville and Will County Standards. The required restrictor is opened up more to increase the flow rate required by the FAA.

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

6. NEW BUSINESS

[ORD17-1357](#) An Ordinance Approving the Official Zoning Map - 2017

Attachments: [ORD17-1357 2017 Zoning Map](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

[ORD17-1358](#) An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for the Spangler Property (Pizzuti)

Attachments: [ORD 17-1358 Exhibit A](#)
[ORD 17-1358 Exhibit B](#)
[ORD 17-1358 Exhibit C](#)
[ORD 17-1358 PZC report](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

[RES17-2268](#) A Resolution Approving a Plat of Vacation of Easements Hillwood

Attachments: [RES 17-2268 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

[RES17-2269](#) A Resolution Approving a Final Plat of Subdivision Romeoville Industrial Center (Hillwood)

Attachments: [RES 17-2269 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Resolution be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

[PROJ17-066](#) A Concept Plan for Holiday Inn Express on Lot 2 of Normantown Square
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Attachments: PROJ17-0661 17-004 Holiday Inn Express CP RVBA
[PROJ17-0661 Conceptual Site Plan, Floor Plan, and Building Elevations](#)
[PROJ17-0661 Conceptual Building Elevation Renderings](#)

Assistant Director Josh Potter read the Project Compliance Report.

Date: March 14, 2017

Description/Title: Holiday Inn Express on Lot 2 of Normantown Square

Type of Review: Concept Plan

Summary:

Hospitality Guru Group is proposing the development of a Holiday Inn Express on Lot 2 of Normantown Square.

The subject property consists of 2.35 acres and is located in the Normantown Square commercial development at Normantown Road and Center Boulevard that includes American Sale, Bowlero (f/k/a Brunswick Zone) and Crème De La Crème Preschool. Lot 2 is located immediately east of Crème De La Crème and south of Bowlero. A Planned Unit Development (PUD) - Final Development Plan is required for this development and the concept plan review stage of the PUD allows for feedback prior to the full PUD submittal.

The proposed Holiday Inn Express consists of 4 stories and includes 96 guest rooms. The Holiday Inn Express would also feature a pool, meeting rooms, fitness center, business center and breakfast/lounge space. An outdoor patio is proposed on the north side of the building.

The proposed exterior building materials include a panel system, EIFS and stone veneer. A canopy is provided for the main entry and a variety of building projections and materials are proposed to break up the elevations.

A total of 96 parking spaces are proposed in front of the building. The total number of parking spaces complies with the minimum code requirement of 1 parking space per guest room. Two points of access are shown on the site, one on the north end of the site and the other on the south end of the site. Both access points would connect to the existing development roadway network.

Parking lot landscaping and foundation landscaping is proposed for the site. Additional landscaping will be required and landscape details will be shown on the Final Development Plan.

Wall signage is proposed on all sides of the building and a monument sign is shown at the south end of the site. Having wall signage on the west side of the building would require a code exception since that side of the building is not street facing.

Method of Investigation:

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

Recommendation:

Provide input to the applicant.

Sejal Patel, Hospitality Guru Group, 4260 Westbrook Dr. Ste. 120, Aurora, IL - Sworn Chairman Venn asked if the egress on the south side would be right out only.

Josh Potter stated that it would be a full access but at this time it is a dead end. The roadway would provide access for future development.

Chairman Venn asked if this Holiday Inn Express is a franchise or corporate owned. Mr. Patel stated that it is a franchise.

Chairman Venn asked if there were any plans for a restaurant/bar in this facility.

Mr. Patel stated that there are not that this is a select service hotel that will offer a continental breakfast.

Chairman Venn asked if the lighting would be the same that is in the Downtown area.

Community Development Director Steve Rockwell stated that staff is not yet at a point of looking at lighting, but the Commission could make recommendations to staff.

Commissioner Scieszka asked about the signage and any other exceptions that would

be asked for.

Commissioner Scieszka is concerned about the reduction of size for the drive aisles and the parking stalls.

Assistant Director Potter stated that due to the shape of the property there will be some exceptions asked for in order to develop the property.

Commissioner Pyle asked if the canopy for the Crème de la Crème building extends to the property line for this development.

Commissioner Scieszka asked if there are any plans for a fence between Crème de la Crème and the Holiday Inn Express.

Community Director Steve Rockwell stated that staff did take the Crème de la Crème proximity into account in reviewing the project.

[PROJ17-066](#) **A Concept Plan for Murphy Express**

[2](#)

Attachments: [PROJ 17-0662 Concept plans](#)

Senior Planner Nathan Darga read the Project Compliance Report.

Date: March 9, 2017

Description/Title: Murphy Express

Type of Review: Concept Plan

Summary:

Murphy Oil USA, Inc. has applied for a concept plan review for a new gas station and convenience store at the southeast corner of Weber Road and the Blain's / Walmart Access Road.

The proposed gas station would have 16 pumps located under a canopy. The center of the canopy would have a 1,400 square foot convenience store with restrooms and a sales counter. The site also has space for ice and propane sales away from the building. No other outside storage will be permitted. The site will have two access points on the internal ring road for Farm & Fleet. The northern access point will be a shared access with the outlot to the north. The applicant will be installing their section of sidewalk as part of this project. A landscape plan has been provided that meets code.

The building is a mix of stone and brick with metal accent panels along the roof and canopy. The poles supporting the canopy will be clad in stone and brick as well. A dumpster enclosure is located to the rear of the site and will be constructed of matching material. The applicant is proposing a monument sign with prices as well as wall signs on the canopy. A detailed sign package will be included with the final approval.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Trae Rushing, GreenbergFarrow, 1430 W Peachtree St., Ste. 200, Atlanta, GA - Sworn Chairman Venn asked if the pumps would be state of the art, he is concerned about the

card hacking being done at gas pumps.

Mr. Rushing stated that they would be.

Mr. Rushing told the Commission that Murphy Express has several locations open and under construction in Illinois; New Lenox, Lockport, Joliet, and Bradley.

Murphy Oil headquarters are in Eldorado AR, they have 1,400 stores across the country and they are all corporately owned and run.

Chairman Venn asked if the tanks would be filled by a separate vendor.

Mr. Rushing stated that Murphy refines their own oil and delivers to the stations.

Chairman Venn asked about the propane tanks.

Mr. Rushing stated that the propane tanks are stored in a cage with a lock and are exchanged by an outside vendor.

Commissioner Holloway asked about the retail component of the facility.

Mr. Rushing stated that it is set up as a small convenience store with prepackaged items and drinks.

Commissioner Burgess asked if there would be a carwash, Mr. Rushing stated that there would not be one.

Commissioner Pyle asked about the location of the underground gas tanks, he is concerned about the trucks having enough space to get around the site.

Mr. Rushing stated that the original location of the tanks was changed and this is being looked at.

Commissioner Pyle asked about the lighting. Planner Darga stated that a full photometric plan would be included with the final PUD.

Director of Community Development Steve Rockwell asked Mr. Rushing to look at some type of screening or enclosure for ice and vacuum area.

Mr. Rushing stated that he will look at options and his only concern would be security issues.

Chairman Venn asked if the entire perimeter of the property would be covered by security cameras.

Mr. Rushing stated that it would and that this store would be open 24 hours.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

Don Horning, 834 Oakton, Romeoville, IL - sworn

Mr. Horning expressed his concern about the unsightly garbage dumpsters at retail locations.

Mr. Horning would like to see if there is anything that can be looked to keep the gates closed.

9. CHAIR'S REPORT

Congratulations to Gary Hoffman for being named KC Knight of the Year.

10. COMMISSIONER'S REPORT

None

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

None

13. ADJOURNMENT

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this be Meeting be Adjourned. The motion carried by a unanimous vote.