

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, June 27, 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 Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Associate Member Gary Hoffman, and Associate Member Dawn Sakalas

Absent 2 - Commissioner Steve Pyle, and Associate Member Rick Gougis

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, 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 Repetowski, that the June 13th, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) June 13, 2017 Minutes
[6](#)

Attachments: [PZC Minutes 6-13-2017](#)

5. PUBLIC HEARINGS

[PH17-2252](#) **A Public Hearing on an Ordinance Amending Chapter 157 and Adopting the updated Comprehensive Plan for the Village of Romeoville**

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

Assistant Director of Community Development Josh Potter read the Project Compliance Report

Description/Title: An Ordinance Amending Chapter 157 and Adopting the updated Comprehensive Plan for the Village of Romeoville

Type of Review: Comprehensive Plan Update

Summary:

The Village's existing Comprehensive Plan was adopted in 2001. Good community planning dictates that its Comprehensive Plan is updated to reflect changing conditions in the community and to look at future opportunities. The updated Comprehensive Plan builds off the 2001 plan and will prepare the Village for balanced growth and a diversified economy. It provides a statement of policy for land use, transportation, infrastructure and development decisions.

The Village received a grant from the Chicago Metropolitan Agency for Planning (CMAP) in October of 2015 to update its Comprehensive Plan. Being a consultant-led project, staff reviewed qualifications and proposals from planning consulting firms and interviewed the selected top two firms. In March of 2016, Teska Associates of Evanston, IL, was awarded the project. Over the last several months, staff and the steering committee has worked with Teska, along with Gruen + Gruen Associates, conducting research, public outreach and developing the recommendations.

The final Comprehensive Plan is now complete. The updated Comprehensive Plan will replace the existing 2001 Comprehensive Plan by amending Chapter 157 of the Village Code.

The complete draft Comprehensive Plan is attached to this report. The Comprehensive Plan is available at Village Hall or online on the project website for anyone to view.

Teska will be present to provide a summary to highlight the main components of the Comprehensive Plan.

Recommendation:

The Development Review Committee recommends approving the Comprehensive Plan.

Findings of Fact:

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance.

Konstantine Savoy, Teska Associates, Inc. 627 Grove St. Evanston, IL - Sworn

Mr. Savoy thanked the Commission for the opportunity to work with the Village on another project. Teska and Associates worked on the evaluation and planning for the East Side area in anticipation of the Metra Station.

Mr. Savoy stated that it has been a pleasure to work with the staff in Romeoville and everything has gone smoothly with great communication.

Mr. Savoy of Teska and Associates gave a detailed overview of the planning process and spoke about the involvement from everyone that helped in the development of the Final Comprehensive Plan.

Mr. Savoy touched on the key planning themes.

1. Advancing A Balanced Economic Base

2. Ensuring Market-Supportive Strategies
3. Enhancing Access & Mobility
4. Diversifying The Housing Stock
5. Leveraging Community Partnerships

Mr. Savoy also talked about the three sub areas that they were asked to focus on.

1. Uptown Square
2. Weber Road Corridor
 - a. Village Lifestyle Center (Northern Segment)
 - b. Employment Center (Center Segment)
 - c. Commercial/Entertainment Center (Southern Segment)
3. Lewis University District

Chairman Venn asked Mr. Savoy to touch on the challenges we face with the changing demographics in attracting restaurants and chain restaurants in the area.

Mr. Savoy stated that Romeoville has a strong population base with good density but faces some global challenges. The Promenade in Bolingbrook and the retail area in Joliet have left us as the "hole in the donut".

Mr. Savoy feels if the evolution of the plan is successful in creating high quality jobs with good pay and additional housing it will drive the expansion of restaurants in the area.

Chairman Venn asked Mr. Savoy why the 135th Street corridor was not considered in this plan.

Mr. Savoy stated that 135th Street corridor was part of the East Side Plan for the Metra Station development.

Mr. Savoy gave an overview of the housing, commercial, and land use data in the report.

Commissioner Scieszka noticed a large amount of multi family housing in the proposed plan and is concerned about that market becoming saturated, and wonders when do you know you have reached that point.

Mr. Savoy stated that the current ratio of single family versus multi family in Romeoville is quite low compared to other cities. The new multi family developments we are seeing in our area have quality amenities with high rents.

The plan is designed to provide a balance for the community.

Community Development Director Steve Rockwell stated that Commissioner Scieszka brought up a good point - when is enough, enough? Mr. Rockwell stated that the plan lays out what the possibilities and potential are and how much acreage is available. Every proposed plan will come before the Commission as a PUD and they can be evaluated on merit and basis at that point.

Commissioner Scieszka does not want to see too many units built and then create a large vacancy rate that could cause a supply and demand situation that could result in rents being lowered.

Chairman Venn asked what the current vacancy rate on retail is.

Mr. Savoy stated that it is around 10 to 11 %.

Mr. Potter stated that our number is skewed due to the large amount of space in the old Dominicks, with that out of the equation the number is closer to 5 or 6 %.

Mr. Don Hornig, 834 Oakton Ave., Romeoville - Sworn

Mr. Hornig asked about the last Comprehensive Plan that was done. He understands that the goal of the plan is to achieve balance in the community and wonders if it is working. Mr. Hornig asked what the emphasis of the new plan is and how will it tie all areas of Romeoville together.

Mr. Savoy talked about the transportation plan and how all the areas are integrated with greenways and trails if effort to tie all areas together.

Mr. Savoy stated that the new plan has been built on the standards of greater integration and better balance that will help achieve a sustainable plan for the Village.

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

6. NEW BUSINESS

[ORD17-1391](#) **An Ordinance Amending Chapter 157 (Comprehensive Plan) and Adopting the Updated Comprehensive Plan for the Village of Romeoville**

Attachments: ORD 17-1391 RVBA Comp Plan

[ORD 17-1391 Ex A Report of the PZC](#)

[ORD 17-1391 Ex B Comp Plan Update 5-19-17](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval to the Village Board on 7/19/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Thank you to all the residents for your input. Thank you to the members of the Steering Committee for taking time to help put this plan together and Teska for all your hard work . Everyone have a happy and safe 4th of July.

10. COMMISSIONER'S REPORT

Thank you to everyone for all the work on this project.
Have a happy and safe 4th of July.

11. VILLAGE BOARD LIAISON REPORT

Thank you to Teska and Gruen and Gruen for all your hard work. Also, thank you to the Steering Committee, staff and the residents. Just a reminder that this is a living/breathing document and there are no plans to build anything at this time. It gives a vision for the future. Have a happy Independence Day and stop by the Village on July 3rd. for the celebration.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Thank you to Josh Potter for leading this project and all of the time and effort, great job.

13. ADJOURNMENT

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