

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, February 26, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, and Associate Member Gary Nelson

Absent 2 - Commissioner Rich Holloway, and Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that the Agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Steve Pyle, seconded by Dan Repetowski, that the January 8th, 2019 Minutes be approved. The motion carried unanimously.

[PZMIN19-04](#) **PZC Minutes 1/08/2019**

[2](#)

Attachments: [PZC Minutes 1-08-2019](#)

5. PUBLIC HEARINGS

6. NEW BUSINESS

[ORD19-1542](#) **An Ordinance Approving the Official Zoning Map - 2019**

Attachments: [ORD 19-1542 Exhibit A](#)

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

Description/Title: 2019 Zoning Map Update

Type of Review Map Amendment

Summary:

The zoning map has been updated to include all of the annexations and changes in 2018. The Village annexed approximately 35 acres of land last year. The update was done using the Village Geographic Information Systems (GIS) programs. The colors used reflect industry standards for land-use types.

Method of Investigation:

The Development Review Committee has reviewed the map.

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.

Recommendation:

The Development Review Committee recommends Approval.

A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Ordinance be recommend for approval to the Village Board on 3/6/2019. The motion carried by a unanimous vote.

[RES19-2647](#) **A Resolution Approving a Final Plat of Easement for 245 Crossroads Parkway (Bolingbrook)**

Attachments: [RES 19-2647 Exhibit A](#)

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

Description/Title: 245 Crossroads Parkway (Bolingbrook)

Type of Review: Plat of Easement

Summary:

G & W Electric Company has submitted a plat of easement for approval.

This plat creates an easement to help the Village maintain the water tower off of Marquette Drive. The plat has been reviewed by the Village Engineer.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

The Development Review Committee recommends approval.

Chairman Venn asked if there was any financial obligation to the Village that is part of this Easement Agreement.

Project Development & Planning Coordinator Nathan Darga stated that there is not.

Commissioner Nelson asked if the only current access is through the driveway on the Village property.

Project Development & Planning Coordinator Nathan Darga stated that currently the only access is off of Marquette Dr.

This agreement will give extra access and room for maintenance and painting of the tank. There is no plan for increased capacity at this time and this will be a permanent easement agreement.

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be recommend for approval to the Village Board on 3/6/2019. The motion carried by a unanimous vote.

RES19-2648 A Resolution Approving a Final Plat of Subdivision for the Elwood Subdivision (13649 New Ave)

Attachments: [RES 19-2648 Exhibit A](#)

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

Type of Review: Final Plat of Subdivision

Summary:

Pruski Development, LLC has submitted a plat of subdivision for the property at 13649 New Ave.

The property is 7.8 acres and currently has one house on it. The owner would like to split the property to be able to sell the house lot and a potential development lot to the south. The two lots each meet the code requirements for lot dimensions and size.

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.

Chairman Venn asked how large the lots would be.

Project Development & Planning Coordinator Nathan Darga stated that the first lot would be 2.5 acres and the second is 4.5 acres.

Commissioner Pyle wanted to confirm that the lots would be zoned residential.

Project Development & Planning Coordinator Nathan Darga stated that this was correct. If the lots were sold and wanted to be rezoned they would have to go through the approval process before the Commission.

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Resolution be recommend for approval to the Village Board on 3/6/2019. The motion carried by a unanimous vote.

PROJ19-068 A Concept Plan for Jiffy Lube on Airport Road
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Attachments: [PROJ 19-0680 Jiffy Lube CP](#)

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

Description/Title: Jiffy Lube on Airport Road

Type of Review: Concept Plan**Summary:**

Jiffy Lube, represented by Greenberg Farrow, has submitted a concept plan for the vacant lot at 1332 W. Airport Road.

The proposed building would be located on the last vacant lot between Aldi and Goodwill. The building footprint would be 3,133 square feet. It would have four drive in bays for servicing vehicles. The site would be accessed from the exiting development access road to the rear. Staff has asked the developer to make an additional cross access connection with the Goodwill drive aisle closest to Airport Road. The plan calls for nine parking stalls with one being handicapped accessible. It also shows room for eight cars to queue up in front of the bay doors.

The building would be CMU construction with a stone and EIFS façade. The overhead doors, cornices, and light fixtures would be colored to match the façade. The trash enclosure would be CMU construction as well to match the building.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Jennifer Mowan, Greenberg Farrow, 21 S. Evergreen Ave. Arlington Heights, IL - Sworn

Chairman Venn asked if the EPA considers Jiffy Lube a small quantity or large quantity waste user?

Ms. Mowan did not know but would look into it.

Commissioner Pyle asked if any sign variance would be asked for.

Ms. Mowan did not think this would be the case, they hope to comply with code, but they are not quite at this stage of the project yet.

Commissioner Nelson asked if this is a new standard design for Jiffy Lube.

Ms. Mowan stated that this is the new prototype for Jiffy Lube in the midwest.

Commissioner Nelson asked if it would have the same level of services or any changes.

Ms. Mowan stated that it would be the same services with no changes. All the OSHA and EPA rules are followed.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Project Development & Planning Coordinator Nathan Darga stated that there will be a Meeting on March 12th, 2019.

13. ADJOURNMENT

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