

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, October 8, 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 Dan Repetowski, Commissioner Rich Holloway, Associate Member Dawn Sakalas, and Commissioner Gary Nelson

Absent 2 - Commissioner Jim McConachie, and Associate Member Sharon Hoffman

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Dan Repetowski, to approve the agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Rich Holloway, seconded by Dan Repetowski, that the July 23, 2019 Minutes be approved. The motion carried unanimously.

[PZMIN19-04](#) **PZC Minutes 7-23-2019**
[8](#)

Attachments: [PZC Minutes 7-23-2019](#)

5. PUBLIC HEARINGS

[PH19-2307](#) **A Public Hearing for a Special Use Permit for a Planned Unit Development - Final Development Plan for Mongo's Signage at 1101 N. Independence Blvd.**

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

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

Description/Title: Mongo's Signage

Type of Review: PUD-FDP

Summary:

Stavros Spandonidis has submitted a Final Development Plan for signage at Mongos at 1101 N. Independence Blvd.

The proposal would rehabilitate the existing pole sign on the property. The sign is currently legal, non-conforming for size, height, and style. The proposal calls for replacing the manual message board with a digital board and adding a monument base and landscaping. The square footage and height would remain the same. Details are included in the attached request.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Findings of Fact:

- 1.The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
- 2.The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
- 3.The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Recommendation:

The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Steve Spandonitis, 665 Meadowdale Dr. Romeoville, IL - sworn.

Chairman Venn wanted to make sure the new sign would follow all codes and the lumen restrictions. Project Development & Planning Coordinator Darga stated that it would.

Mr. Spandonitis gave a brief overview of what his plans are for the new sign.

Commissioner Nelson asked if there is a specific value given for the lumens on a digital sign. Mr. Darga stated that there is an exact number, he is not sure of what it is. Mr. Darga stated that the Village has adopted the IDOT standards and all signs must follow that.

Commissioner Nelson asked if there would be any changes to the Mongo's sign located on the top. Mr. Spandonitis stated that it would not change other than using LED lights inside.

Commissioner Scieszka asked to verified that the sign on the south side of the property is the one being re-done and asked if there are any plans to remove the existing sign on the north side of the property.

Mr. Spandonitis stated that due to future plans he would like to keep the sign on the north side.

Commissioner Scieszka asked if the proposed digital sign would stay the same size as it is now and how large is the proposed landscape bed around the new sign. Mr. Spandonitis stated that the digital sign would remain the same as it is now and the planter would extend out 8-10 feet to help protect the sign. Commissioner Scieszka is concerned about the parking and drive aisle will be affected. Mr. Darga stated that the lot is paved to the property line and there will still be sufficient parking. Commissioner is concerned about the drive aisle, Mr. Darga will talk to staff about the concern. Mr. Spandonitis is in the process of re-stripping the parking lot to help with this.

Village Board Liaison Dave Richards is concerned about there being two signs on the property and feels the second sign on the north side needs to come down per code restrictions.

Mr. Richards stated that if a second business is added it should be advertised on the same monument sign as Mongo's. Mr. Richards also commented on the color of the stone base on the proposed sign.

Mr. Spandonitis stated that he would have no problem working with staff on the color.

A motion was made by Commissioner Holloway, seconded by Commissioner

Burgess, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD19-1597](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Mongo's Signage at 1101 N. Independence Blvd.**

Attachments: [ORD 19-1597 Exhibit A](#)
[ORD 19-1597 Exhibit B PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for approval with the following conditions 1. Removal of the sign on the north side of the property prior to completion of the new monument sign on the south side of the property. 2. Staff review of the sign facade color. To the Village Board on 11/6/2019. The motion carried by a unanimous vote.

[RES19-2797](#) **A Resolution Approving a Plat of Easement for the Troutman and Dams Development**

Attachments: RES19-2797 15-030 sub plat RVBA 11-6-19
[RES19-2797 Plat of Easement](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be recommend for approval to the Village Board on 11/6/2019. The motion carried by a unanimous vote.

[PROJ19-068](#) **A Concept Plan for the LDD Triangle Parcel** [6](#)

Attachments: [Proj 19-0686 LDD Concept Plan](#)

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

Description/Title: LDD Triangle Parcel at 1300 N. Joliet Road

Type of Review: Concept Plan

Summary:

LDD Parking, LLC, is proposing the development of a 14,800 sf building on the triangle parcel at the corner of Independence Blvd. (IL Route 53) and Joliet Road, at 1300 N. Joliet Road.

The subject property consists of 3.6 acres and is completely vacant. A separate project for a multi-tenant building to the west of this parcel was approved in March of 2019. The property is currently zoned B-3, Highway Regional Shopping. The developer is requesting rezoning of the property to M-1, Medium Manufacturing to accommodate the proposed use. The adjacent Marquette Business Park is zoned M-1 and the proposed use is consistent with the uses found in the adjacent business park. Finally, a Planned Unit

Development (PUD) - Final Development Plan is required for this development.

The proposed building would be divided into spaces for office, warehouse, and mechanics areas. It would have 3 dock doors, 3 drive in doors, and 25 car parking spaces. The detention pond would be located on the hard corner

The building is precast and the design will included a variety of paint colors and projections to break up the elevations. Staff will work with the applicant on the rear facade that faces the intersection.

Access for this site will be limited to two right-in/right-outs due to the barrier median located along IL Route 53. Both routes are under IDOT jurisdiction.

The Final Development Plan will include Landscape, Site Lighting, Signage and Engineering Plans to flush out the site design details. At this time, the proposed layout is mostly acceptable and requires minimal code exceptions.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Randy King, Architects by Design, 109 Ogden Ave. Clarendon Hills, IL - sworn

Chairman Venn asked that the safety concerns for the detention pond be looked at before the PUD is presented.

Mr. Darga explained that the State has setback rules about any pond in the IDOT right of way. In this case there is also a ditch in the IDOT right of way before anyone would reach the pond.

Commissioner Nelson asked what would be stored in the warehouse. Mr. King stated that the warehouse would not be highly used but more for staging between shipments if needed.

Commissioner Scieszka asked if there are any plans for outside storage of trailers etc. Mr. Darga stated that there are no designated trailer parking stalls shown on the current plan.

Mr. King also commented to the Commission that the building colors and materials would match the buidling across the street.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

Don Hornig, 834 Oakton Ave. Romeoville, IL - sworn

Mr. Hornig asked staff about the second monument sign on the Mongo's property and

what the height is.
Mr. Darga stated that they are both approximately 25 feet tall.
Mr. Hornig asked if they are both considered "popsicle stick" signs.
Mr. Darga stated that this is correct.

9. CHAIR'S REPORT

Chairman Venn expressed his condolences on the loss of a valued Village staff member Geri Sharnagle. He also welcomed our new student member Tegan Snider.

10. COMMISSIONER'S REPORT

Condolences to the Sharnagle Family and welcome to our new student member Tegan Snider.

11. VILLAGE BOARD LIAISON REPORT

Congratulations to Gary Nelson on becoming a voting member and welcome to our new student member Tegan Snider.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Project Development & Planning Coordinator Nathan Darga introduced Mike Shurhay to the Planning Commission.
Mike will be working in the Planning and Building Department on Commercial Code, permits, and other duties.

13. ADJOURNMENT

A motion was made by Petra Burgess, seconded by Paul Scieszka, that this Meeting be adjourned. The motion carried unanimously.