

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, October 13, 2020

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, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski to approve the Agenda.

4. APPROVAL OF MINUTES

[PZMIN20-05](#) **PZ Minutes August 25, 2020**

[5](#)

Attachments: [PZ Minutes August 25, 2020](#)

A motion was made by Paul Scieszka, seconded by Petra Burgess, that the PZ Minutes were Approved. The motion carried unanimously.

5. PUBLIC HEARINGS

[PH20-2325](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Popeye's at 421 S. Weber Road**

A motion was made by Rich Holloway, seconded by Dan Repetowski, that this Public Hearing was Opened.. The motion carried unanimously.

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Amin Dhanani for HZ Props Re, Ltd, represented by Ani Tipnis of Atul Karkhanis Architects, has submitted a final development plan for a Popeyes restaurant on lot 2 in front of Blain's Farm & Fleet.

The proposed building would be located on the northern most outlot in front of Blain's Farm & Fleet on Weber Road. The building would be approximately 2,800 square feet and would be situated on the norther side of the lot. 30 parking spaces have been provided along with 2 accessible spaces. Access to the site is off of the internal access road for Blains. The drive aisle will be shared with the future development to the south. This lot will be responsible for its section of sidewalk that runs along the northern and western property line.

The building is predominately masonry with wood panels, awnings, and decorative lights for accents. The building design meets our design guidelines. A signage package is included with the submittal. The signage package has a greater number of wall signs than code would allow. The applicant is asking that the package be approved as shown.

There are no other code exceptions being requested with this PUD.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on July 14, 2020.

The Village Board reviewed the Concept Plan on July 15, 2020.

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.

Chairman Venn swore in the applicant representative, Ani Tipnis, Sr. Project Manager, **Atul Karkhanis Architects, Ltd.**, 2514 W. Peterson Avenue, Chicago, IL 60659.

There were no questions from the Commission.

Chairman Venn asked if there were questions from the public. There were none.

A motion was made by Paul Scieszka, seconded by Petra Burgess, that this Public Hearing was Closed.. The motion carried unanimously.

6. NEW BUSINESS

[ORD20-1659](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Popeye's at 421 S. Weber Road

Attachments: [ORD 20-1659 Exhibit A](#)
[ORD 20-1659 Exhibit B](#)
[ORD 20-1659 Exhibit C PZC Report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 10/21/2020. The motion carried by a unanimous vote.

[RES20-3010](#) A Resolution Approving a Final Plat of Easement for the Troutman and Dams Development

Attachments: RES20-3010 RVBA
[RES20-3010 Final Plat of Easement 9-19-20](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Summary:

Troutman and Dams, the developer of the northwest corner of IL Route 53 and Romeo Road that includes Thorntons, Romeoville Express Car Wash, Joe's Beverage Warehouse and two remaining lots, has submitted a plat of easement for the development.

The attached plat of easement includes the necessary easements for public utilities, drainage and access to the Village concerning the public improvements. The plat complies with Village codes.

Method of Investigation:

The Village Engineer has reviewed the plat and recommends approval.

Recommendation:

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

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 10/21/2020. The motion carried by a unanimous vote.

[PROJ20-069](#) **A Concept Plan for the Bonus Electric Addition at 1400 Bluff Road**
3

Attachments: [PROJ 20-0693 Bonus Electric Concept Plan](#)

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Bonus Electric has submitted a concept plan for a building addition on the property at 1400 Bluff Road.

The building at 1400 Bluff road was originally 13,716 SF, built by Metropolitan Industries in 1988. A 10,209 SF addition was built in 1991. The building is currently owned by Bonus Electric. They are proposing a new building addition of 5,952 SF on the far eastern side of the property. This brings the building total to 29,739 SF. The new addition will have a drive-in door for the company vehicles.

The building does not have an existing PUD. Additionally, many aspects of the site are nonconforming to current code. The PUD will incorporate this and make the proposed condition legal.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in the applicant/representatives John Haberkorn, Owner Bonus Electric, 1400 Bluff Road, Romeoville IL and Matt Cotherman, 945 W Bryn Mawr Road,

Rosemont IL.

Chairman Venn asked if there would be any retail/wholesale at this location. Mr. Haberkorn replied no, contracting and engineering.

Chairman Venn asked if the trucks would be parked in the building. Mr. Haberkorn replied they currently do park their vehicles inside. They are looking to bring their outdoor storage in to the building.

Mr. Darga stated that they currently have triple basins.

Discussion on fencing and landscaping.

Chairman Venn asked about water detention. Mr. Darga replied that the Village owns the pond in Bluff Trails and it will support the addition.

Commissioner Nelson asked about the code variations on the setbacks. Mr. Darga replied that the codes when built were different than current codes, therefore current setbacks would need to be approved. Most of conversations at Staff level have been with the Fire Department and they have worked with applicant. Commissioner Nelson was more concerned about the 11 foot setback. Mr. Darga replied that the Village is working on reducing setbacks when property is adjacent to a pond.

Commissioner Nelson asked if the addition was mainly for the parking of vehicles and no maintenance or repairs on those vehicles. Mr. Haberkorn stated that the addition is mainly for storage of materials within a few vehicle parking and they do not repair their own vehicles.

There were no other comments/questions.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

None

10. COMMISSIONER'S REPORT

None

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

None

13. ADJOURNMENT

A motion was made by Rich Holloway, seconded by Dan Repetowski, that this was Meeting be Adjourned.. The motion carried unanimously.