

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, January 26, 2021

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

This was Approved.

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

Absent 1 - Commissioner Rich Holloway

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, to Approve the Agenda. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

[PZMIN21-05](#) **PZC Minutes November 24 2020**

[6](#)

Attachments: [PlanningandZoning November 24 2020](#)

A motion was made by Paul Scieszka, seconded by Dan Repetowski, that the PZ Minutes be Approved. The motion carried unanimously.

5. PUBLIC HEARINGS

[PH21-2329](#) **A Public Hearing on an Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for the Arby's Plaza at 470-474 S. Weber Road**

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

Nathan Darga, Project Development and Planning Coordinator read the Project Compliance Report.

Faisal Merchant has submitted a Final Development Plan for a strip mall anchored by an Arby's restaurant on outlot 9 of the Romeoville Crossing Development. This is the lot on the southwest corner of Weber Road and the Walmart access road.

The proposed building would be 5,194 square feet and would have room for three tenants. Arby's would anchor the building on the south side with a drive through. The middle tenant is currently slated to be Wingstop. The last tenant on the north side is not yet lined up.

Since the concept plan the site has been reworked in a few key ways. First, staff has agreed to an additional curb cut on the internal ring road. While this curb cut is too close to the intersection at the entry drive, staff felt this was a better option than the single public access and the emergency only curb cut next to the signal as previously shown. This additional curb cut allows for a more traditional drive thru layout with traffic circling the building and the stacking in the rear. This also allows for more parking which eliminates the need for a code exception. 28 stalls are required and 41 are proposed. The building is masonry and features wall height projections, awnings, and a metal

canopy by Arby's. The applicant has added cultured stone as requested by staff and the Commission to match the rest of the Romeoville Crossing development. A signage package is included with the final plans.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on August 25, 2020.

The Village Board reviewed the Concept Plan on September 2, 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 Faisal Merchant.

Chairman Venn commented that it is a dynamic project and will be a great asset to the Village. Chairman Venn asked if there was a current 4 way stop at the additional curbcut.

Mr. Darga replied explained the traffic pattern of a two-way stop located there. He also talked about the reconfiguration of the lot and traffic flow solving a lot of issues.

Chairman Venn asked Fire Department signed off on these plans. Mr. Darga replied yes.

Chairman Venn asked how the emergency exit would be and will it have a fence or gate. Mr. Darga replied that exit would be eliminated with the new access point.

Chairman Venn asked when the project would start and be complete. Mr. Merchant stated that they are permit approved and shell should be completed by end of May and tenants could begin there build-out. Arby's and Wing Stop should be open by August.

Chairman Venn asked how many seating for indoors. Mr. Merchant replied that Arby's is about 32 and Wing Stop is about 24. Their main business is takeout/drive through about 70%.

Commissioner Nelson asked if the Arby's was located on the North end in Concept Plan. Mr. Merchant replied yes. Commissioner Nelson asked if that was to help with the flow of traffic. Mr. Darga replied yes, it was flipped to move the drive-thru to the back.

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

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

PH21-2330

A Public Hearing on the Annexation and Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

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

Nathan Darga, Project Development and Planning Coordinator read the Project Compliance Report for all related public hearings.

PH21-2330

Duke Realty Limited Partnership has applied to annex three (3) tracts of land along the north side of Renwick Road, formerly known as the Jenkins, Kozak, and Renwick Road Investments parcels, containing 49.8 acres. The Developer is also purchasing a 12.48-acre parcel from the Village that is currently zoned E-R, Estate Residential.

The total property is approximately 62.33 acres and lies just to the west and south of the current Village limits. The property will be annexed, zoned P-B, Planned Business, and have a Planned Unit Development - General Development Plan approved. The Jenkins and Renwick Road Investment properties were in Crest Hill until December of 2020. The Developer has successfully disconnected those properties from Crest Hill to allow them to be annexed to Romeoville. The Village parcel was purchased by the Village from Lafarge for the future right of way for Pinnacle Drive. The portion we are selling to Duke is the remainder after the right of way is dedicated. This property was annexed in February of 2020. The E-R zoning designation is the automatic designation given when property is annexed without a development plan.

ORD 21-1681 annexes the property to the Village.

ORD 21-1682 approves P-B, Planned Business zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

PH21-2331

The proposed GDP has two site plans. The first site plan calls for an approximately 1.2 million square foot building with 220 docks, 290 trailer parking spaces, and 420 auto parking spaces. The second site plan has two buildings at 542,640 and 585,960 square feet. Combined, the two buildings would have 177 docks, 272 trailer spaces, and 684 auto parking spaces.

Both plans show the completion of Pinnacle Drive down to Renwick Road. The Village had funds earmarked in the recent State capital bill for this project. Pending the receipt of these funds from the State, the Village will be building this section of road at the same time as this development. Both plans show signaling the existing access road and the future Pinnacle Drive connection at Renwick Road. Renwick Road itself has already been widened by Duke to accommodate these projects.

The 1.2 million square foot plan shows additional trailer parking on the existing Phase I of the development. Duke is currently in negotiations with a potential ecommerce user. If

the ecommerce user takes building 3 the additional trailer stalls would be granted. If they do not the stalls would not be approved. This will require amending the GDP for the existing phase I as well.

Finally, this project will come back before the Planning Commission and Board for a Final Development Plan. Detailed landscaping and engineering plans are not yet ready. At that time, there will be a list of exception requests.

PH21-2332

Duke Realty Limited Partnership has applied for an Amendment to the General Development Plan (GDP) approved as ORD 17-1429 in January or 2017.

The General Development Plan for phase II of this development has a 1.2 million square foot plan that shows additional trailer parking on the existing Phase I of the development. Duke is currently in negotiations with a potential ecommerce user. If the ecommerce user takes building 3 the additional trailer stalls would be granted. If they do not, the stalls would not be approved and phase I would revert back to its current limit of 387 trailer spaces. The attached plan for the ecommerce user would increase the total trailer spaces in Phase I to 507.

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 is recommending approval contingent on compliance with staff comments.

Chairman Venn swore in the Applicant, Susan Bergdoll, Duke Realty.

Chairman Venn asked if the buildings are sub dividable if needed. Ms. Bergdoll replied yes.

Commissioner Nelson asked about the flow of traffic. Is it the intention for the trucks to use the Pinnacle Road extension to come in and out to Weber Road or is the intent for all traffic to come out on Renwick Road. Ms. Bergdoll replied that she believes the intent is to come out on Renwick Road.

Commissioner Nelson asked which direction would the go from there. Ms. Bergdoll replied that they have completed a traffic study and believe the majority will head to Weber or Route 30 to get to I-55 and the rest will head Renwick/Route 7 to get to I-355.

Commissioner Nelson asked if it would be 24 hour truck operation. Ms.

Bergdoll replied yes.

Commissioner Nelson's concern is with WILCO Career Center and the school buses at the other end of Renwick during the day and how heavily that intersection is used. Ms. Bergdoll replied that they share the concern as well and that is why they have worked hard on the traffic signals as part of this use and slow down the traffic on Renwick.

Commissioner Nelson asked what the main use of Pinnacle extension, is it for Fire Department use. Mr. Darga replied yes and the Village's envision is for it to be the industrial collector road. Right now it does not serve that purpose because it does not go all the way through to Airport Road to Taylor Road.

Commissioner Nelson asked if there would be a light at Pinnacle. Mr. Darga stated not currently, but we are doing a signal at Pinnacle and Taylor. There will be still a gap between Taylor and Airport.

Commissioner Scieszka asked if Renwick was Will County and if they had any plans. Mr. Darga stated that Will County had them widen the road to three lanes. We have plans in with Will County for the extension of Pinnacle and they have input on the signals and will require right turn lanes.

Commissioner Scieszka asked about the whole stretch of Renwick from Route 53 to Weber Road. Mr. Darga replied that currently Renwick Road does not have a traffic issue. There are only about 8000 cars a day and the traffic moves along quickly. Taylor and Airport Roads have more traffic and Renwick is not at the same level where it needs to be widened.

Commissioner Scieszka asked what if the e-commerce tenant is not there in 10-15 years and what will happen to that extra parking space and that building could be sub divided in to multiple tenants. How will this revert so that we do not have a truck parking business. Mr. Darga replied that hopefully the potential ecommerce user will be around for a long time and the intention is a long term lease. If the ecommerce does not come through - then the parking will go away.

Mr. Josh Potter, Community Development Director stated that they would connect the business license with that potential business with the parking lot. Down the road if that building was sub divided we would regulate that through the Business License.

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

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

[PH21-2331](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited

Partnership (Airport Logistics Center Phase II)

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

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

[PH21-2332](#)**A Public Hearing on an Amendment to the Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)**

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

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

6. NEW BUSINESS**[ORD21-1680](#)****An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for the Arby's Plaza at 470-474 S. Weber Road**

Attachments: [ORD 21-1680 Exhibit A](#)
[ORD 21-1680 Exhibit B](#)
[ORD 21-1680 Exhibit C](#)
[ORD 21-1680 Exhibit D PZC Report](#)

ORD 21-1680 RVBA

A motion was made by Paul Scieszka, seconded by Dan Repetowski, that this Ordinance was Recommend for Approval With Conditions.. The motion carried unanimously.

[ORD21-1681](#)**An Ordinance Approving the Annexation of Territory for Duke Realty Limited Partnership (Airport Logistics Center Phase II)**

Attachments: [ORD 21-1681 Exhibit B](#)
[ORD 21-1681 Exhibit C PZC Report](#)

ORD 21-1681 RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 2/17/2021. The motion carried by a unanimous vote.

[ORD21-1682](#)**An Ordinance Approving the Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center Phase II)**

Attachments: [ORD 21-1682 Exhibit A](#)
[ORD 21-1682 Exhibit B PZC Report](#)
ORD 21-1682 RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 2/17/2021. The motion carried by a unanimous vote.

[ORD21-1684](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

Attachments: [ORD 21-1684 Exhibit A](#)
[ORD 21-1684 Exhibit B PZC Report](#)
ORD 21-1684 GDP RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 2/17/2021. The motion carried by a unanimous vote.

Nathan Darga, Project Development and Planning Coordinator added that the applicant will be submitting landscaping and engineering in a Final Development Plan in about two months. We wanted to get this taken care of quickly for the potential user.

[ORD21-1685](#) An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

Attachments: [ORD 21-1685 Exhibit A](#)
[ORD 21-1685 Exhibit B PZC Report](#)
ORD 21-1685 GDP Amend RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 2/17/2021. The motion carried by a unanimous vote.

[RES21-3077](#) A Resolution Approving a Plat of Easement for Lot 2 of the Troutman and Dams Subdivision (Romeoville Express Car Wash)

Attachments: RES21-3077 Project Compliance Report
[RES21-3077 Plat of Easement](#)

Nathan Darga, Project Development and Planning Coordinator read the project compliance report.

The owner of the Romeoville Express Car Wash has submitted a plat of easement, as part of the close-out process for the development.

The attached plat of easement includes easements for cross access and for the water main improvement. 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.

Chairman Venn asked for comments from the Commissioners. There were none.

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 2/3/2021. The motion carried by a unanimous vote.

[PROJ21-069](#) A Concept Plan for Mercedes-Benz of Romeoville**4**

Attachments: Project Compliance Report

[PROJ21-0694 Site Plan](#)

[PROJ21-0694 Floor Plan](#)

[PROJ21-0694 Building Elevations](#)

Nathan Darga, Project Development and Planning Coordinator read the Project Compliance Report for the Concept plans for a Mercedes-Benz dealership located on Weber Road have been submitted by DND Endeavors.

The proposed dealership would be located on the east side of Weber Road, just south of Blain's Farm and Fleet and the Seasons of Romeoville development that is under construction. The subject property is unincorporated and is the remaining property owned by Romeoville Partners, LLC (Jay Walsh). Romeoville Partners recently sold its property to the north to Fiduciary Real Estate Development for the Seasons of Romeoville project.

The property consists of 23.2 acres and is divided into two parts by the creek that runs through the property. The dealership will be located on the part along Weber Road and additional vehicle inventory will be located on the part that is south of the creek. A road crossing over the creek is proposed so that both parts of the property are connected.

The dealership includes an approximate 40,000 square foot state-of-the-art building that includes a showroom, sales area, service areas and office space. A second floor is provided for office space and a lounge.

The exterior of the building is highly attractive, unique and will match the corporate brand identity for a new Mercedes-Benz dealership. The building will consist of mainly glass for a highly visible, expansive showroom, attractive building projections and a unique roof design.

Two access points are provided to the dealership. The north access is provided via the Blain's signalized development entrance and interior connector road. The second access point is a right-in-right-out from Weber Road.

Chairman Venn swore in the applicant representative David Sosin, Attorney at Sosin, Arnold & Schoenbeck Ltd. 9501 W 144th Place Orland Park IL.

Mr. Sosin stated that they have been working on this project for over a year. Explained that they have been working on the engineering and getting over the creek on the property, getting approval from Mercedes Benz and moving and acquiring the dealership.

Mr. Sosis stated that the building has already grown in size to 42,000 square feet since preparing concept plans, he explained that it will take approximately a year to open. They will start with 38 employees and will grow over the years. He explained background information on dealership.

Chairman Venn asked if the Village is confident that detention and water run off will be adequate for this site. Mr. Darga explained where all the detention would be on the sites including the Apartments.

Chairman Venn asked if it would have the same overnight lumen and decibel sound apply being near the Seasons - just as Toyota's did for the Springs. Mr. Darga replied that we are not that far along in the project with photometric plans.

Mr. Josh Potter, Community Development Director, stated that it will be very similar to Toyota's lighting plans.

Mr. Darga replied that the parking of cars and dealership are closer to Weber Road with no parking in the back.

Chairman Venn asked if there would be gasoline stored on site. Mr. Sosin replied no - just motor oil.

Chairman Venn asked if there would be any electric charging stations on site. Mr. Sosin replied yes there will be.

Commissioner Nelson asked where the expansion already mentioned would be. Mr. Sosin replied that it will be on the South.

Commissioner Nelson asked if the storage area will be fenced in an secured. Mr. Sosin replied that there will be security in place.

Commissioner Nelson asked if the lighting is reduced then will that work with that storage area. Mr. Darga replied that the creek will be between the apartment and storage lots.

Commissioner Nelson asked if the detention basin would have standing water.

Chairman Venn swore in Jared Placek from Manhard Consulting (engineer).

Mr. Placek stated that it will be similar to the one they worked on for the Season Apartments.

Commissioner Nelson asked if it would be fenced so the children from the apartments could not get in there.

Mr. Placek replied that the creek is significant in that area to cross. He also stated that the distance between the apartments and the storage light is over 500-700 feet. Mr. Darga replied that when it is brought back under a development plan those distances will be better presented.

Commissioner Scieszka commented on it being a great project and briefly discussed lighting.

Commissioner Repetowski asked if there would be a body shop there or just general mechanical. Mr. Sosin replied general mechanical.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Chairman Venn thanked Dawn Sakalas for her service on the Commission and good luck in Texas.

10. COMMISSIONER'S REPORT

All Commissioners wished Dawn good luck in her new endeavors.

11. VILLAGE BOARD LIAISON REPORT

Trustee Richards thanked Dawn for her service on the Commission.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Mr. Potter thanked Dawn and wished her well. He also thanked the Commission for their cooperation with the remote meetings.

13. ADJOURNMENT