

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 28, 2021

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 6 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 2 - Commissioner David Venn, and Commissioner Jim McConachie

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

[PZMIN21-06](#)

[9](#)

Attachments: [PZC 09142021](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that PZ Minutes from September 14, 2021 be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

6. NEW BUSINESS

[RES21-3234](#) **A Resolution Approving a Plat of Easement for Duke Realty Limited Partnership (Airport Logistics Center Phase 1)**

Attachments: [RES 21-3234 Exhibit A.pdf](#)

RES 21-3234 RVBA.pdf

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

Summary:

Duke Realty Limited Partnership has completed Phase 1 of the Airport Logistics Center on Renwick Road.

The first building in the development has been completed. This plat will dedicate the easements for water and sewer utilities.

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.

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Resolution be . The motion carried by a unanimous vote.

[PROJ21-070](#) [2](#) **A Concept Plan for a Commercial Development at the Southwest Corner of Normantown Road and Weber Road**

Attachments: [PROJ 21-0702 QT Concept Plan.pdf](#)

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

The QuikTrip Corporation, represented by JD Dudley, has submitted a concept plan for a commercial development at the southwest corner of Normantown Road and Weber Road. The parcel was originally annexed in 1999 as part of the Southwest Quad development. The hard corner was reserved for commercial and has been vacant since then. The QuikTrip Corporation is proposing to purchase the entire property, develop the whole site, build their fueling center on lot 1 and sell the remaining lots to compatible commercial users.

The development would have two access points; a right in right out on Weber and a signalized full access on Normantown. The signal on Normantown will be as far west of Weber as is possible and will provide for future access to the parcel to the north. These two access points will be connected by an internal access road that will provide access to all of the proposed lots. An internal pedestrian network is also proposed to connect to the multi-use path being installed along Weber. Stormwater detention for the site is proposed to be underground.

Lot 1 will feature an 8,292 SF QuikTrip convenience store, a 20 pump auto fueling center, and an 8-lane diesel fueling center. 62 car parking spaces, 15 truck parking spaces, and a truck scale lane have been provided. The remaining lots will be sold and developed by other parties. At this time, they are in negotiations with Hilton Tru on Lot 3 and Central States Pizza and Beer on lot 4. These lots would come in for their own Final Development Plans when they are ready. Conceptual renderings of the Hilton Tru have been provided in your packet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Vice Chair Scieszka swore in applicants JD Dudley, Real Estate Project Manager for Quicktrip, 742 Northwest Loop San Antonio Texas.

Mr. Dudley stated that he has been an employee of Quick Trip for over 20 years. Quick Trip is a privately owned company and has been around for 63 years and employees own 51% of the company. All their stores are Corporate and they do not franchise. They will have 10 Full Time Assistant Managers to help open up this store and keep their culture. Proposed is a 8300 square foot store and they will have 30-35 employees at this location. Training facility will be contained inside the store. Quick Trip facts 17 years on 100 best

companies to work for and has been Forbes #29 in privately owned companies. They have never laid off any employees. Mr. Dudley discussed the pay scale and they pay 30% higher than other C Stores. QT is a "Safe Place". The employees are all trained and there is signage. QT will have a place in the store with food and drink until help arrives. They helped over 600 teens last year over 850 stores. They promote from within and everyone starts at entry level positions in the store. It starts as a job and becomes a career. With 51% of the employees they have a vested interest in keeping the stores clean. It is a family owned company. His wife is a 20-year employee. The employees have rules on tattoos and piercings and well groomed. Chester Cadieux (owner) saying "if you are not taking care of the customers, you need to take care of those who are". They are called the Chik Fil A of gas stations. They now have 904 stores and they will have diesel pumps, but there are no amenities for truck drivers. There is no extended parking. They are catered to the short haul local drivers. He talked about the cleanliness of restrooms. Store security is captured on a 90-day dvr and cameras are everywhere inside and out. He discussed the QT kitchens and menu which all food is freshly made, subs, pizzas, breakfast, sandwiches, shakes and soft serve ice cream, fresh donuts.

Vice Chair Scieszka stated that he feels more comfortable with this being a family owned station. He was concerned about the trucks and overnight parking. Ask if that is not allowed. Mr. Dudley replied it is not allowed and signs can be posted however the Village would like us to police that.

Commissioner Nelson is glad that the truck lounge and showers were addressed already. He stated that gas stations are allowed to apply for casino games, and asked if they would be. Mr. Dudley stated that it was discussed and he does not think so, there stores are what they are and will not be built bigger to accommodate gaming.

Nelson asked if this was the first one in this area. Mr. Dudley replied yes, they do have one in Peru, which is further down state.

Steve Caton of Caton Commercial Real Estate and Dale Lewis, restaurant owner were sworn in.

Mr. Caton gave background on the site that they have been broker on pre-covid. Discussed the hotel by Hilton. Sit-down restaurants were discussed with the Covid and restaurants closing. Dale Lewis owns Sovern and Crusade Burger. He is a 1984 RHS graduate and lived in Romeoville until he was in his 30's and gave his restaurant background. They wanted to meet the needs of businesses for lunch and families at dinner for a sit down restaurant and they came up with a pizza and inhouse brewery. Casual and fast in an elevated area with outdoor seating.

Commissioner Nelson asked about outdoor seating and indoor. Mr. Lewis stated 225 inside and 200 outside. Commissioner Nelson asked if the business rooms would be separated. Mr. Lewis replied they are looking to have 3 rooms that can accommodate up to 50 and will have latest presentation amenities.

Commissioner Nelson asked if the hotel would be 4 stories. Mr. Caton stated that he could not answer that but that is their drawing and prototype. Commissioner Nelson asked how many rooms. Mr. Caton replied last known was 104.

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 Petra Burgess, seconded by Rich Holloway, that this Meeting be Adjourned. The motion carried unanimously.