

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, June 14, 2022

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 Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Commissioner Petra Burgess

3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

[PZMIN22-08](#)

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Attachments: [PZC 05242022](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the May 24, 2022 PZ Minutes be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

[PH22-2372](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for 1409 Joliet Road

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

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

Transport Properties has recently purchased the property at 1409 Joliet Road. The property was formerly owned and operated by Alan Landscaping. It was originally annexed to the Village in 1987. At that time the plan was for a landscape contractor in the building to the north and a landscape retail building / greenhouse to the south. The contractor building got built and used but the retail building was never constructed. Alan Landscaping has now moved out and the property has been purchased by Transport Properties. They have a new tenant, Snow Plus, that does snow removal contracting. The site currently has several nonconforming conditions. These include gravel parking and storage areas, front yard setbacks, and stormwater detention. Transport Properties, working with staff, has proposed a plan that will address some of these issues and seek relief for others. The plan will pave a parking lot in front for workers and visitors, restore a landscaped front yard along Joliet Road, provide a new solid fence for screening, and address the stormwater management for the site. The plan seeks code exceptions to allow the remaining area behind the fence to stay gravel and to approve two new accessory structures for salt storage. Staff is agreeable to this compromise.

The new parking lot will have 16 spaces with 2 being handicapped. The salt structures will be 50 feet wide by 90 feet deep and approximately 20 feet tall. There are two of them to house treated and untreated salt separately. The stormwater management plan is designed to catch any runoff from these structures and direct it to the new pond. The new pond will outfall to the existing storm sewer in Joliet Road.

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.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on January 11, 2022.

The Village Board reviewed the Concept Plan on January 19, 2022.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments

Chairman Venn swore in the applicants David Meek, 513 Central Avenue Highland Park Illinois Attorney for Transport Properties and Adam Holme 2811 Carol Drive Joliet Illinois SnowPlus Representative and Chris Herd General Manager for Winter Services W199S 7029 Thornapple Trail Muskego Wisconsin.

Chairman Venn asked if the topography was going to be changed along Joliet Road with a berm. Mr. Darga replied it is not a berm, but it will be changed slightly in a certain area due to the gravel being removed and adding topsoil for plantings/landscaping.

Chairman Venn asked at maxed capacity, how many trucks will be pulling out of this facility. Mr. Holme replied that during a storm they will have 20-25 trucks in and out of the facility and supply trucks.

Commissioner Nelson asked if the Ordinance still reads that the fabric structure is not allowed. Mr. Darga replied correct, this would be a code exception in the PUD.

Commissioner Nelson commended them for cleaning up the lot and making improvements and business, but he feels that this sets a precedence. It is like we are leveraging the improvements for the fabric structure. He thinks that we should amend the ordinance and then come back and approve this request.

Commissioner Repetowski commented on the nice improvements to the site.

Mr. Darga replied to Commissioner Nelson that text amendments will be coming around August and we can address this change at that time if the Commission wants to.

Mr. Meek addressed Commissioner Nelson and asked that the Commission not hold off on this project as they have a season to prepare for (snow).

Chairman Venn commented that issue can be addressed at a later date and resolved

internally.

Chairman Venn asked for questions from the public.

Chairman Venn swore in Don Hornig, 834 Oakton Avenue, Romeoville Illinois.

Mr. Hornig asked if the 8 foot fence and the salt structure being 15 feet tall - would that hide the structure. Mr. Darga explained the landscaping and distance and you may see the top of it but will not be your focal point driving by.

Mr. Hornig asked if there was something in place, since it is a fabric cover, that it must be kept in good repair. Mr. Darga replied that it would be considered a roof and yes, our Code Enforcement would site those issues as they arise. They would also have to keep the salt covered per the EPA.

Chairman Venn thanked him for his concerns. He also stated that concerns by the Commission at concept plan were addressed as far as aesthetics and such.

Chairman Venn asked if there were further 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.

[PH22-2373](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for ML Realty at 1203 Lakeview Drive

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

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

ML Realty has submitted a concept plan for an industrial development at 1203 Lakeview Drive in the Windham Lakes Business Park.

This property is one of the last remaining lots in the Windham Lakes Business Park. The lot is 8.24 acres in size. ML Realty is proposing a 141,180 square foot single load building. It would have 25 docks, 10 trailer spaces, and 174 car parking spaces. The frontage along I-55 would have only car parking. This side would have the office entrances. The truck docks and trailer spaces face away from I-55. Generous landscaping is being provided around all sides of the building.

The applicant is working with the Village to reconfigure and clean up a stormwater pond that is located next to the site. The ponds in Windham Lakes are owned by the Village and maintained by the association. The current pond is encroaching onto this property. In order to square off the property, the applicant is proposing a land swap with the Village to straighten out the property line. The pond will then be regraded and replanted to current standards. The Association is agreeable to this request.

The buildings would be precast concrete panels with office components in the corners. Renderings and elevations have been provided in the packet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on April 12, 2022.
The Village Board reviewed the Concept Plan on April 20, 2022.

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 Tim Geisler, 1 Pierce Place Itasca Illinois, ML Realty.

Chairman Venn commented that he did not see the lighting package. Mr. Darga replied that Staff is still reviewing the lighting. The Commission should recommend with Staff comments.

Chairman Venn asked if there will be free standing or attached to the building. Mr. Darga replied it will meet all of our standards and will not need variances.

Chairman Venn asked if it would be standard with the existing subdivision. Mr. Darga replied yes.

Commissioner Nelson asked about the reduction in parking from 184 to 174 and a variance request to downsize the size of the parking stalls to 9 feet. He thought maybe keep the size of the stalls 9.5 and reduce the number in front. Mr. Geisler stated the reduction of spaces came from adding landscaping feature to the front along the office area near 55. Mr. Darga replied that 9 feet stalls are typical for industrial parking lots. The Village likes to keep commercial at the 9.5 since there is more in and out traffic.

Chairman Venn asked if that was even an exception to the Code. Mr. Darga replied yes our code is 9.5.

Commissioner Scieszka commented on the nice looking building.

Chairman Venn asked for 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.

6. NEW BUSINESS

[ORD22-1784](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 1409 Joliet Road**

Attachments: [ORD 22-1784 Exhibit A.pdf](#)
[ORD 22-1784 Exhibit B.pdf](#)
[ORD 22-1784 PCR.pdf](#)
[ORD 22-1784 Exhibit C PZC Report.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/15/2022. The motion carried by the following vote:

Aye: 3 - Commissioner Scieszka, Commissioner McConachie, Commissioner Repetowski, and Commissioner Holloway

No: 1 - Commissioner Nelson

Present: 2 - Commissioner Venn, and Associate Member Hoffman

Absent: 1 - Commissioner Burgess

[ORD22-1785](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for ML Realty at 1203 Lakeview Drive

Attachments: [ORD 22-1785 Exhibit A.pdf](#)
[ORD 22-1785 Exhibit B.pdf](#)
[ORD 22-1785 Exhibit C.pdf](#)
[ORD 22-1785 PCR.pdf](#)
[ORD 22-1785 Exhibit D PZC Report.pdf](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 6/15/2022. The motion carried by a unanimous vote.

[RES22-3386](#) A Resolution Approving a Final Plat of Subdivision of the Pinnacle Business Center

Attachments: [RES 22-3386 Exhibit A.pdf](#)
[RES 22-3386 PCR.pdf](#)

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

The Pizzuti Companies developed the Spangler property on the south side of Taylor Road.

The Crate & Barrell building and the Pinnacle 25 building are now complete. This plat will create the lots as well as dedicate the easements for utilities and stormwater management.

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 if there were questions from the Commission. 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 6/15/2022. The motion carried by a unanimous vote.

[RES22-3387](#) **A Resolution Approving a Plat of Easement for the Seasons of Romeoville**

Attachments: [RES 22-3387 Exhibit A.pdf](#)
[RES 22-3387 PCR.pdf](#)

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

FRED-Romeoville HC, LLC has completed the Seasons of Romeoville project next to Farm & Fleet. The Seasons are at 100% leased - there was a waiting list while under construction.

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 if there were questions from the Commission. There were none.

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Resolution be Recommend for Approval to the Village Board on 6/15/2022. The motion carried by a unanimous vote.

[PROJ22-071](#) **A Concept Plan for Taco Bell at 643 N. Independence Blvd.**
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Attachments: [PROJ 22-0714 Taco Bell CP.pdf](#)
[PROJ 22-0714 PCR.pdf](#)

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

Black River Bells LLC has submitted a concept plan for the redevelopment of the vacant lots at 641-643 N. Independence Blvd.

The proposal calls for redeveloping the vacant lots for a Taco Bell restaurant. The proposed building would be 2,048 square feet. The proposed site access is from a new right in right out on IL 53 and a full access on Greenwood Avenue. The existing curb cuts

would be removed and the parkways restored. They are also proposing a future cross access connection with the property to the south via the drive aisle to the rear. The applicant is proposing 19 parking spaces, including 1 handicapped. The drive thru is shown with a dual order board and stacking space for 10 cars. The building is proposed to be masonry. Areas are shown for wall signage though at this time exact sizes are not available. A detailed signage package will be included with the Final Development Plan.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in the applicants Bill Jans 757 S Shannon Dr Romeoville Illinois and Noel Elmler Fond du Lac Wisconsin.

Chairman Venn asked if there were two access points on this property. Mr. Darga replied yes, there is a curb cut on 53 and full access on Greenwood. There is also a cross access on the property to the south which came before the Commission with a concept plan which has it's own right in right out. The Staff also suggested that there be a connection between the two parking lots.

Chairman Venn asked if there was a concern for parking. Mr. Darga replied that they do meet the requirements and current trend for fast food establishments is the drive thru.

Chairman Venn asked if it was Corporate owned or Franchise. Mr. Jans replied franchise.

Commissioner Nelson asked what the hours of operation would be and if they would be 24 hour. Mr. Jans replied that the projected hours are 7 am - 11 pm.

Commissioner Nelson asked if there would be any impact on the Weber Road location. Mr. Jans replied no, and they currently own the one on Weber Road as well.

Commissioner McConachie asked if there would be a rezoning later to combine the lots into one. Mr. Darga replied that it is currently zoned for Commercial and at the end of this development there would be a plat to consolidate with all of the utilities and easements with as built conditions to be approved like the previous plats on the agenda.

Commissioner Scieszka asked who sets the standard size for the pork chop - right in right out for the radius - so that people are not making lefts. Mr. Darga replied that 53 is IDOT jurisdiction and regulates that. IDOT is looking at a barrier median on 53 so that you would only be able to right in right out in that area. It is in their 5 year plan.

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

Nathan Darga, Project Development & Planning Coordinator stated that our next meeting will be at the end of July or beginning of August.

13. ADJOURNMENT