
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 22-1779

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Clean Energy at 300 S. Southcreek Pkwy.

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

CT Clean – Romeoville, LLC, represented by Cole Moody, has submitted a final development plan for a natural gas fueling station on the remaining buildable lots along Southcreek Parkway in the Southcreek development.

On May 10, 2022, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Reports. He reported that the total buildable area is approximately 8 acres. The proposal calls for a natural gas fueling station. This would be an unmanned facility that is open to the public. There would be an equipment compound where the natural gas regulators and compressors would be located. Fueling a truck with natural gas takes approximately the same time a fueling it with diesel would.

There would also be 146 time-fill spaces for truck cabs and for box trucks arranged in two lots on either side of the fueling compound. These are spaces where truck cabs and box trucks are left overnight and slowly filled with natural gas. Drivers park their cars on the site in the morning and take the trucks. They return to be refilled at night. These spaces are for clients only and are not open to the public. The major client right now is Amazon. There are 149 car parking spaces around the perimeter of the time-fill spaces. These lots are surrounded by a fence that is decorative along the street and black chain link in the back.

The site is accessed entirely from Southcreek Parkway. Since the concept plan, a permanent restroom facility that is connected to Village utilities has been added. A sidewalk along Chicago Tube Drive has also been added.

Method of Investigation:

The Development review Committee has reviewed the proposal.

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

The Village Board reviewed the Concept Plan on January 19, 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 applicants Rolf Anderson, CT Realty, 4343 Von Karman Newport Beach California and Justin Camer, Clean Energy, 4675 MacArthur Ct Suite 800, Newport Beach California.

Chairman Venn asked if the dumpster enclosure follows our retail dumpster enclosure guidelines. Mr. Darga replied yes.

Chairman Venn asked what the capacity of natural gas that will be stored on-site. Mr. Camer stated that each holding tank 16,640 cubic feet which is equivalent to 135 gasoline gallons which is about the same BTUs held in there. Their gas comes from the pipeline, the storage bottle is not like storage at a diesel fueling station. Everything in those bottles are used to fill the vehicle, it is a means of temporary storage while the compressors warm up. From the time the hose is turned on until the compressor is up to pressure, it gives them 30-90 seconds to bring that compressor on-line and then continue the fueling smooth and seamlessly.

Commissioner Repetowski replied similar to a prime. Mr. Camer replied yes.

Mr. Camer stated that storage vessel is not to fuel all vehicles for an extended period of time.

Chairman Venn asked if it was filled directly from the line. Mr. Camer replied it is filled from the pipeline through the compressor into that storage bottle. It is prime so that they see fuel immediately and that things are working correctly.

Mr. Darga replied that there are not large tanks stored in that compound next to the canopy/station. He showed the equipment on the drawing. It is the same gas lines that services your house.

Chairman Venn asked if the Fire Department was okay with these plans. Mr. Darga replied yes, staff has been through several reviews.

Commissioner Nelson asked about the number of parking spaces and number of fuel stations are higher. Is this intended to serve the local Amazon facilities in Romeoville and not from surrounding communities. Mr. Camer replied yes, the reason the count is up is because they reconfigured the layout of the property.

Commissioner Neslon asked about page EX1 with the school bus radius and asked if this was able to accommodate other commercial vehicles like a commercial bus or a PACE bus. Mr. Camer replied yes, they would be able to utilize the area under the canopy that is open to the public. Some of Clean Energy's existing clients will be able to use it fill up their vehicles and go on.

Mr. Darga replied that we use the B-40 bus turning as it is approximately the same size as a fire truck.

Commissioner Nelson asked about the restroom on the west side and what about the users on the east side - would they use the same fob. Mr. Camer replied yes.

Commissioner Nelson asked if this was a similar layout to other facilities they have in the area and what safeguards are used. Mr. Anderson replied that it is a standard site layout and mechanically the same safety standards. Mr. Camer replied that normally we like to keep all of the time filled spaces together, but the layout geography of the property, we had to configure them separated.

Commissioner McConachie ask if this was a pressure on demand system. Mr. Camer replied yes.

Commissioner Scieszka asked how often will there be upkeep of this location, the bathrooms and the site itself. How often does someone inspect the property for upkeep. Mr. Camer replied that they will do their best to keep it clean. They will contract the maintenance of the bathrooms and facility. The technicians will have this on their route to inspect. Drivers and technicians can call if the site needs cleaned.

Commissioner Scieszka asked if the key fob to get in the lot would open the bathrooms, or will the bathrooms be open 24 hours. Mr. Camer replied that the lot is keypad or fob and the restaurants will be open to those who enter the lot.

Commissioner Repetowski asked about emergencies and if a driver runs off with the hose attached, how soon would someone be there to take care of the situation. Mr. Camer replied that there is a break away coupling at the vent line. It is a check valve - and it will shut down and there will be no fuel in that line. It will alert the call center to dispatch a technician within 1-2 hours.

Commissioner Repetowski asked if the technicians were local. Mr. Camer replied yes.

Commissioner Holloway asked how many other locations they had in Illinois. Mr. Camer did not know - but could get a list. Commissioner Holloway asked what the closest one was to Romeoville. Mr. Camer stated that they had one in Chicago, but it was decommissioned. He could check the app, there is an app that would show the closest station.

Mr. Darga replied that there is one in Homewood and Elk Grove Village.

Commissioner Holloway asked if the technicians would also be servicing those stations, it is a large geographic area and he is concerned with the time frame for response. Mr. Camer replied they like to stick to 1-2 hours response time.

Chairman Venn asked if there were questions from the public.

Chairman Venn swore in Don Hornig, 834 Oakton Ave Romeoville.

Mr. Hornig asked if there were numbers on how much this would be publicly used. He knows that it is mainly being built for Amazon. Mr. Darga replied that right now there are no personal vehicles that run on natural gas, so it is mostly large fleets like Amazon and Waste Management. Clean Energy have accounts with other large fleets. The hopes are that they do attract new accounts.

Mr. Hornig asked if the start times of these fleets and traffic at certain times with signage. He stated that drivers are using that center lane as passing lane to go around the truck traffic. Mr. Darga stated that the development to the east of this property will be making that a permanent turning lane and it will be re-stripped. Traffic was looked at along with the way the entrances line up. Drivers will have to get use to the left turn lanes turning and that the land is not vacant.

Mr. Hornig stated that this is a great project for the Village and happy to see this project.

Chairman Venn stated that Romeoville is on the cutting edge of technology as far as energy is concerned.

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

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

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

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 22-1778 contingent on compliance with staff comments.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10th day of May, 2022 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	ABSENT

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on May 11, 2022.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission