
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1545

An Ordinance Approving the Zoning of Territory for Ramco at 1400 N. Independence Blvd.

ORD 19-1546

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Ramco at 1400 N. Independence Blvd.

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

Ramco Transportation, Inc has applied for a Rezoning & Planned Unit Development – Final Development Plan review to redevelop the old 84 lumber site at 1400 Independence Blvd.

On March 12, 2019, 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 Report. He reported that the site is currently zoned B-3, commercial as 84 lumber was considered a retail use. The area around the property is mostly industrial. The applicant is requesting the site be rezoned to M-1, medium manufacturing (ORD 19-1545). This zoning would match what is in the Marquette industrial park to the west. It is also what is being requested by the LDD project to the north.

The site would also have a PUD approved to address the redevelopment. The applicant is proposing to bring the site up to current code for paving, curb and gutter, stormwater management, and parking lot design. Due to the odd shape of the lot and the reuse of the existing building, some code exceptions are required (see attached). They are also requesting 32 trailer parking spaces.

Ramco is proposing to remodel the existing building. They would reuse the structural beams, but put a whole new façade on the building. They are proposing an aluminum panel system. Information on these panels has been included in the packet. The building would also be reconfigured to have an office in the southeast corner and drive in doors to the north of the office.

Jeanna DiMaria, 824 W Superior St. #203, Chicago, IL was sworn in. Ms. DiMaria passed around samples of the materials that will be used on the exterior of the building. She explained how they plan to use the different finishes to create a contrast so the office area will stand out from the trucking portion of the building.

Chairman Venn asked if there would be any type of berm along Rt. 53 as part of the landscaping. Ms. DiMaria stated that there will be berming and it is shown on the landscape plan.

Chairman Venn asked if aeration would be required in the pond. Project Development & Planning Coordinator Nathan Darga stated that it would not have water all the time so it will be a naturalized pond.

Commissioner Nelson asked about the rear setback exception and wanted to make sure there would be no additional doors in the rear area and that the only building expansion will be in the canopy area. Project Development & Planning Coordinator Nathan Darga stated that this is correct.

Commissioner Nelson asked about drawing A1.1 and asked if the sliding gate would only be on the outbound/exit driveway of the facility and nothing on the inbound side that would slow down traffic on Rt. 53. Ms. DiMaria stated that this is correct. Commissioner Nelson asked if the same type of gate would be used on the cross access. Project Development & Planning Coordinator Nathan Darga stated that he believes the Fire Department is requesting a locked gate that they will have keys to access.

Commissioner Scieszka asked how deep the retention pond will be and will there be any barrier to keep trucks from going into the pond. Ms. DiMaria stated that there will be landscaping and outcropping in the area and the pond will not be very deep. Project Development & Planning Coordinator Nathan Darga stated that the pond will be 3 to 5 feet deep. Project Development & Planning Coordinator Nathan Darga stated that there will be a fence around the area but a guardrail could also be looked into.

No other commissioner had any questions. No members of the public wished to speak.

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 by this 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 19-1545.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Burgess

Roll call of the membership present the 12th day of March 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

Steve Pyle	ABSENT	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 19-1546 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 12th day of March 2019 with the following vote:

6 members voting AYE	0 members voting NAY		
0 members ABSTAINING	1 members ABSENT and not voting.		
Steve Pyle	ABSENT	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on March 13, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission