
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1311

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for DCT at 5 Greenwood

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

DCT has submitted plans for the redevelopment of the property at 5 Greenwood Ave.

On August 23, 2016, 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, the public, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the National Fiberglass building at 5 Greenwood is closed and vacant. DCT is proposing to demolish the building and redevelop the site with a new precast concrete structure. The new proposed building is approximately 140,000 square feet. It has 138 car parking spaces. There are no trailer parking spaces away from the building. There are also no truck docks facing Greenwood. The rear of the building has 24 docks and 21 trailer positions. There are two access points along Greenwood Avenue. The eastern access will line up with Parkwood Avenue. The current parking lot has no setback. DCT is proposing a minimum of 10 feet for a setback along Greenwood. This would be an exception to code but an improvement over current conditions.

The existing building and lot have no stormwater detention. They predate both the county and the Village stormwater ordinances. As a result, the new building has to provide detention for the entire project. The Village owns several vacant lots to the south of this site, next to our Public Works Facility. These lots currently have a small pond on them. DCT is proposing to expand the Village ponds to take the water from this development. The Village is offering up this land for detention in lieu of a TIF redevelopment incentive.

The following code exceptions are being requested:

1. Front yard parking setback. Required 25', proposed 10', existing 0'.
2. Foundation landscaping on the sides of the building. Required 10', proposed 8'.
3. Lot Coverage. Code limit 85%, proposed 86.4%
4. Tree Replacement. Large group of low quality trees on the southeast corner of the site. Tree replacement to be negotiated with staff.

Mr. Jess Knigge, DCT Industrial, 2215 York Road, Oak Brook, IL was sworn in.

Chairman Venn asked about the tree area and if they would be replaced.

Mr. Knigge stated that they would be hiring an arborist to conduct a study/inventory of the trees. Then it would be determined by the study what will be done.

Senior Planner Darga stated that there is probably not space on the site to replace the trees and it would be a fee in lieu situation.

Chairman Venn asked if there were tenants for the building.

Mr. Knigge stated that there are not, it is a spec building and it is set up for office/warehouse use and could be subdivided for up to four tenants.

Mr. Don Hornig, 813 Oakton Ave. Romeoville, IL was sworn in.

Mr. Horning asked about the hours for truck traffic in the area and is concerned about this being built in the area of the Uptown Romeoville area.

Senior Planner Darga stated that this area is zoned industrial but the lot in front is zoned commercial and when developed would help provide some screening.

The industrial areas are permitted to run 24/7. Staff has recommended to DCT that the trucks exit on Parkwood and go out at the light on Normantown and Route 53.

Mr. Knigge stated that the building design is set up to have the trucks follow this route.

Mr. Ivaska asked if lot 635 is owned by the Village and questioned if a retention pond is the best use for the property.

Senior Planner Darga stated that the Village did purchase the property for future expansion of the Public Works Facility to the south. There is already a pond on the property to the south and this project will expand the pond and leave space for expansion of Public Works.

Mr. Kingge stated that they worked with Public Works on the pond location so it optimizes the space for future expansion.

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).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1311 contingent on compliance with staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Burgess

Roll call of the membership present the 23rd day of August, 2016 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	Jim McConachie	AYE
Paul Scieszka	AYE	Rich Holloway	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on August 26, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission