
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1424

An Ordinance Approving the Annexation of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

ORD 17-1425

An Ordinance Approving the Zoning of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park))

ORD 17-1426

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

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

CT MIC Bluff Road Venture, LLC, a subsidiary of CTR Partners, LLC has applied to annex eleven (11) tracts of land along the south side of Bluff Road, formerly known as the Jurca Farm.

On November 28, 2017, 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 Reports. He reported that the property is approximately 112.58 acres and lies just to the east of the current Village limits. The property will be annexed, zoned P-B, Planned Business, and have a Planned Unit Development – General Development Plan approved.

ORD 17-1424 annexes the property to the Village.

ORD 17-1425 approves P-B, Planned Business zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

ORD 17-1426 approves a General Development Plan (GDP) for the whole site. This will govern the development of the entire property and list the exceptions to Village Code granted for the project. The Final Development Plans for the individual buildings would be reviewed and approved by staff so long as they remain consistent with this GDP. Any additional code exceptions, changes to the building, or other

major changes to the PUD would require the applicant to come back to the Commission for approval.

The GDP shows two buildings being built. The developer is proposing to build both buildings as soon as possible. The GDP will allow the developer to build them in phases if necessary. Building A is shown as 657,540 square feet with up to 124 truck docks or doors, 380 car parking spaces, and 167 trailer parking spaces. Building B would be 684,320 with up to 134 truck docks or doors, 501 car parking spaces, and 188 trailer parking spaces. The spaces labeled future would be built if needed by a tenant. Both buildings would be precast construction with office areas located in the corners.

The applicant is requesting several exceptions to Village code. The exceptions along with their justification are provided in the packet. Many of these exceptions are due to the unique topography on the site. Building B will be approximately 40 feet lower than Bluff Road. The developer is concentrating the landscaping along Bluff Road before the grade change heading south. In lieu of the tree replacement ordinance, the developer is making a contribution to the Forest Preserve District of \$150,000.

There are several environmental problems on the site. These include a closed fly ash landfill and several areas that contain construction debris and other waste dumping. The closed landfill will remain on site and will not be disturbed. The other areas will be cleaned up through the Illinois Environmental Protection Agency's (IEPA) voluntary remediation program. These areas need to be cleaned up before building foundations can be placed on top of them.

The Developer is also responsible for the improvement of Bluff Road. The road will be widened to a three lane cross section and rebuilt to a standard that can handle trucks. The road will be under Village jurisdiction after annexation.

Carter Ewing, Managing Partner CT Realty, 4343 Von Karman, Newport Beach, CA - Sworn

Chairman Venn asked if the Fire Department has signed off on the plan. Planner Darga stated that they have.

Chairman Venn asked if there would be a problem with trucks backed up on the access road. Carter stated that the intent of the design is to allow for some stacking but does not think there will be any back up issues.

Chairman Venn asked if these would be spec buildings. Carter stated that they are.

Commissioner Scieszka asked if any trees would be taken down on the residential (north) side of Bluff Road and if so would they be replaced?

Carter stated that all the improvements would be done on the CT purchased property (south side), with a few exceptions. The road will be lowered in one area and temporary construction easements will be required. The CT team is working with the property owners affected.

Chairman Venn asked for more detail on the encapsulation for the landfill on the area.

Carter stated that the landfill had been encapsulated in lifts. CT has been working with the IEPA and they are happy with the condition of the existing landfill.

David Pede, 17252 Bluff Road, Lemont - Sworn

Mr. Pede asked if there were dock doors proposed on the north side of building A. Planner Darga stated that there were door on the north side.

Mr. Pede asked if there was any consideration given to changing the orientation of building B and also if the culvert on the northeast corner would be affected. Planner Darga stated that due to the landfill area

the orientation of the building could not be changed. Also anything that is draining there today has to be accommodated. A representative for CT is taking notes and will address questions at the end.

Mr. Pede asked how far the Bluff Road improvement would extend. Planner Darga stated that after the annexation occurs Bluff Road will become a Village Road. It will be improved to the property line and maintained and patrolled by the Village.

Mr. Pede stated that it is somewhat of a dangerous hill now and is concerned about the stopping point of the improvement. Chairman Venn asked if there is any plan to change the grade in this area. Planner Darga stated that the grade will stay similar to what it is now in this area.

Mr. Pede asked if there was any thought given to dropping the entire road down in this area. Planner Darga stated that this would be very costly and would then would go into the yards on the north.

Mr. Pede asked how far the truck traffic would go. Planner Darga stated it would go to the development access and then there would be signs for no trucks after this point.

Mr. Pede asked who would maintain the portion of Bluff Road east of the new Romeoville ending point to the county line. Planner Darga stated that it would be maintained by the same people that currently maintain it, which he believes is Dupage Township. Village manager Steve Gulden stated that he is currently talking with Bill Mayer from Dupage Township about coordinating the plowing so only one agency will take care of the plowing.

Chairman Venn asked if and IDOT Study was done prior to the start of this project. Planner Darga stated that the applicant has had a study done as part of the engineering.

Phillip Smunt, 17332 Bluff Road, Lemont - Sworn

Mr. Smunt's home is located across from the large access point for the trucks, he is concerned that the semi truck lights will be visible into his home.

Mr. Smunt asked if there was any consideration given to moving the access point to another location. Planner Darga stated the grade issue is one concern and moving the drive would affect other homes. There is a road that was considered to line up with Katherine's Crossing to the north that would line up with Woodridge on the north side. The developer was told that Woodridge has no intention of extending the road.

Mr. Smunt asked if the road could be tied in to the existing warehouse road on the corner. Planner Darga stated that it is a private access road with a grade issue, the owner has not agreed to letting CT have access. Village Manager Steve Gulden stated that the Village has talked to the owner of this building about fire access and they wanted nothing to do with this project and they cannot be forced to do so.

Mr. Smunt stated that his property is at the top of a hill and is concerned about the possibility of accidents in the area do to the grade changes. Planner Darga stated the final design of Bluff Road is being looked at and the speed limits will change.

Mr. Smunt asked about the landscaping and if any trees would be taken on the north side. Planner Darga stated that all the widening would take place on the south side of the road and the roadway limit would not change on the north.

Mr. Smunt asked how tall the new trees being planted would be. Planner Darga stated that the evergreens would be 6ft. and shade trees would be 2.5 inch caliper.

Lisa Sloan, 17524 Bluff Road, Lemont - Sworn

Ms. Sloan's concern is about the truck stacking. She is aware that IDOT standards are followed but is concerned, for example, with the issues on Weber Road and the traffic back-ups. She hopes all the homework has been done and the residents are not left to deal with traffic issues. Planner Darga stated that all 120 trucks would not be arriving at the location at the same time. The Village has other industrial locations that have no issues.

Ms. Sloan stated that these areas have other arteries for the traffic flow Bluff Road does not. Her concern is for the residents and hopes it does not turn into a traffic issue. Planner Darga stated traffic studies have been done in the area.

Stella Larson, 17508 Bluff Road, Lemont - Sworn

Mrs. Larson is concerned about all the warehouses on the I-55 corridor and the vacancy rates. She is concerned for her neighbors who have worked hard for their homes. She is concerned about the noise and air pollution this will bring. Mrs. Larson would like to see the access point moved from the northeast corner of the development to the west end near Joliet Road. If this cannot be done then "pick another site".

Gina Smunt, 17332 Bluff Road, Lemont - Sworn

Ms. Smunt's home is located across from the access point and is concerned about the value of her property declining. Planner Darga has been asked this question by several of the other owners, he cannot predict what the outcome will be. Ms. Smunt wants her voice to be heard that she feels it is wrong to take down all the trees.

Angie Berry, 17230 Bluff Road, Lemont - Sworn

Ms. Berry's home is currently for sale and she is concerned about being able to sell and also the value going down. Ms. Berry is concerned about all the residential properties on the north side of Bluff Road becoming "blighted" and someone wanting to come in and purchase them for less money. Planner Darga stated that the Village is not purchasing any property; it is being purchased by a developer.

Ms. Berry stated that the Village is offering a TIF district to the area. Ms. Berry is concerned about the value of the homes in the area five years from now and feels the residents are being squeezed out.

Kristin Esparza, 17326 Bluff Road, Lemont - Sworn

Ms. Esparza asked if the residents can oppose the development. Planner Darga stated that the Jurca Farm is currently unincorporated but is being annexed into the Village of Romeoville. Once it is annexed it will be rezoned in accordance with the Village's Comprehensive Plan. Planner Darga stated that Ms. Esparza's property is in unincorporated Will County and they have no way to oppose.

Ms. Esparza asked if there is any other way to enter the development other than Bluff Road. Planner Darga stated that there is not and Bluff Road is a public road.

Kim Pede, 17252 Bluff Road, Lemont - Sworn

Ms. Pede asked if there are any other options to access the property. She asked if another road could be built on the west side that runs parallel to the existing warehouse and go down the hill. Village Manager Steve Gulden stated that the village has been working on this project for several months and this is the best land plan that has been presented. There have been other alternatives looked but they will not work. The land values are high in the area, there are environmental issues, and reconstruction of Bluff Road is required; this is why the TIF is in place.

Ms. Pede is concerned about the trucks making the turn into the property and feels they will have back-ups. Mr. Gulden stated that this is the best land plan and meets all the standards.

Jose Esparza, 17326 Bluff Road, Lemont - Sworn

Mr. Esparza stated that he feels it is possible for a truck to drive down a steep grade driveway, he has 18 years experience as a truck driver. Mr. Esparza would like to see the entrance moved. Planner Darga stated that the roads are designed to follow engineering standards and the grade is not feasible.

Phillip Smunt, 17332 Bluff Road, Lemont - Sworn

Mr. Smunt is concerned about accidents occurring at the access point due to the grade change of the road to the east and asks that the Village take this into consideration.

Gina Smunt, 17332 Bluff Road, Lemont - Sworn

Ms. Smunt is concerned that this development will be built and sit vacant. Planner Darga stated that it is on the developer to find tenants. However, if they felt vacancies were a problem they would not invest in the project.

Ms. Smunt is also worried about accidents near her driveway.

Lisa Sloan, 17524 Bluff Road, Lemont - Sworn

Ms. Sloan stated that after listening to all the residents tonight she has heard some great suggestions. All she is hearing from the Village is that this is the best option and hopes the residents suggestions are considered.

Angie Berry, 17230 Bluff Road, Lemont - Sworn

Ms. Berry is concerned about accidents on Bluff Road. She asked who will have jurisdiction and who should be called when accidents occur.

Kristin Esparza, 17326 Bluff Road, Lemont - Sworn

Ms. Esparza stated that the biggest concern is the semi trucks going in front of their homes. She wondered if there is any way to build a frontage road to take the trucks off of Bluff Road. Ms Esparza asked if this could be considered.

Mr. Ewing stated that he has heard all the comments and respects everyone's views. The main concern seems to be access and the truck on Bluff Road. Mr. Ewing did approach the owner of the warehouse on the corner and tried to purchase it, which would make access for this project easier. The seller had no interest in selling or providing emergency access. Mr. Ewing stated that every scenario was looked at and due to the topography of the property the current plan is the best option. The frontage road was considered but was not conducive due to the topography conditions. This project is a warehouse distribution/ fulfillment facility which is a hot commodity in the market. The drainage ditch on the northeast corner will not be touched for this project, it is not on the property. The project has been designed so there will be no truck stacking on Bluff Road.

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 as amended in the PUD (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 17-1424.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Pyle

Roll call of the membership present the 28th day of November, 2017 with the following vote:

7 members voting AYE	0 members voting NAY
0 members ABSTAINING	0 members ABSENT and not voting.
Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	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 17-1425.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 28th day of November, 2017 with the following vote:

7 members voting AYE	0 members voting NAY
0 members ABSTAINING	0 members ABSENT and not voting.
Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	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 17-1426 contingent on compliance with staff comments.

Motion by: Commissioner McConachie
Seconded by: Commissioner Repetowski

Roll call of the membership present the 28th day of November, 2017 with the following vote:

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

MOTION Carried.

Respectfully submitted on November 30, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission