
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1343

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for All World Storage (315 N Independence Blvd)

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

All World Storage, represented by Chris Spesia and Gidgett Callaghan, has requested a new PUD to clean up their previous approvals.

On December 13, 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, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that All World Storage is covered by several previous approvals. These include ORD 98-2552 An Ordinance Authorizing a Special Use Permit for a Planned Unit Development; ORD 99-2549 An Ordinance Directing the Execution of an Annexation Agreement; ORD 02-0083 An Ordinance Approving and Amendment to the Annexation Agreement; and ORD 02-0078 An Ordinance Approving a Special Use Permit for a Planned Unit Development. These approvals have poor quality plans attached to them that are hard to enforce.

In 2014, the new management of All World Storage and the Village entered into a Development Agreement to address code enforcement issues on the site (RES 14-1883 A Resolution Authorizing the Execution of a Redevelopment Agreement). To be in compliance with this agreement, All World has completed the following improvements:

1. Removed old signage and artificial landscaping (palm trees).
2. Removed inoperable vehicles from the site.
3. Installed curb and gutter in agreed locations in the front of the facility.
4. Installed a new sign.
5. Improved Landscaping along IL 53.

With these improvements complete, All World is requesting a new PUD to clean up all of the previous approvals with one legible site plan. The site plan reflects the current condition of the site. The language of the PUD will allow the flexibility to swap containers for parking spaces so long as the total is not exceeded. The PUD will also explicitly spell out the types of vehicles that can be parked onsite. This should provide a clear document for All World to operate under and make Village enforcement much

more straight forward.

Christian Spesia, Gidgett Callaghan, and Paul Callaghan were sworn in.

Chairman Venn asked if the property is fully fenced in.

Gidgett Callaghan stated that the perimeter is covered by containers and fencing.

Commissioner Pyle asked staff if there is an ordinance about paving gravel areas.

Senior Planner Nathan Darga stated that there is but in this case it was part of the original approvals and will remain in effect due to stormwater concerns.

Director Steve Rockwell asked Mr. Spesia to look at changing the wording in item number seven in Exhibit B which refers to the equipment used to maintain the property for day to day operations.

No other commissioner had any questions.

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 16-1343.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Repetowski

Roll call of the membership present the 13th day of December, 2016 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
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 December 21, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission