

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, November 28, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, and Associate Member Gary Hoffman
- Absent** 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Agenda be Approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

[PZMIN17-02](#) **November 14, 2017 Minutes**
[6](#)

Attachments: [PCZ Minutes 11-14-2017](#)

5. PUBLIC HEARINGS

[PH17-2256](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan Amendment for Rose Plaza**

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Rose Plaza

Type of Review: A Special Use Permit for a Planned Unit Development (PUD) - General Development Plan Amendment

Summary:

AEI Illinois LLC is proposing to re-subdivide the remaining two vacant lots at Rose Plaza into three retail lots. The subject property is located at the northwest corner of Weber Road and Renwick Road. The Rose Plaza General Development Plan (GDP), originally approved in 2005, will need to be amended to allow the additional lot. A General Development Plan has been submitted by the developer for a 3-lot commercial development. Dog Haus, a gourmet sausage and hamburger restaurant, is planned for the hard corner at this time. A separate Final Development Plan will be required for the Dog Haus development and for the development of the two remaining lots.

The GDP was reviewed to ensure the proposed development complies generally with the zoning requirements and to set common development parameters, such as cross-access and access points. A subdivision plat will also need to be approved to create the additional lot and it must include the cross access and other easement provisions. As previously mentioned, once the lots are subdivided and the GDP is amended, a Planned Unit Development (PUD) - Final Development Plan will be required for the development of each of the three lots. The Final Development Plan submittal will include the specific engineering, landscape, lighting and signage plans for each of the developments.

Code Exceptions

There are no code exceptions being requested in this GDP amendment.

Method of Investigation

The Development Review Committee has reviewed the proposal and provided comments to the applicant.

Findings of Fact

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance, as modified by the PUD.

Recommendation

The Development Review Committee recommends approval of the request.

John Racich, 232 Douglas Naperville, IL - Sworn.

Chairman Venn asked if the parcels were divided this way for any particular reason and if the two remaining lots were for spec buildings.

Mr. Racich stated the Dog Haus wanted to be in the Village at this corner and the remainder lots were for spec buildings.

A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2259](#)

A Public Hearing on the Annexation and Zoning of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

Type of Review: Annexation and Zoning

Summary:

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.

This 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.

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).

Recommendation:

The Development Review Committee is recommending approval.

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2260](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

Type of Review: Planned Unit Development - General Development Plan

Summary:

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.

This property is approximately 112.58 acres. The applicant is requesting approval of 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.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning Commission reviewed the concept plan on October 10, 2017.

The Village Board reviewed the concept plan on October 18, 2017.

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 is recommending approval contingent on compliance with staff comments.

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 has 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 Catherine'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 let 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.

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2261](#)

A Public Hearing on the Annexation and Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

A motion was made by Commissioner McConachie, seconded by Commissioner Scieszka, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Duke Realty Limited Partnership (Airport Logistics Center)

Type of Review: Annexation and Zoning

Summary:

Duke Realty Limited Partnership has applied to annex three (3) tracts of land along the north side of Renwick Road, formerly known as the Brady and Cronin parcels.

This property is approximately 79.95 acres and lies just to the west and south 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 17-1427 annexes the property to the Village.

ORD 17-1428 approves P-B, Planned Business zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

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).

Recommendation:

The Development Review Committee is recommending approval.

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2262](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Duke Realty Limited Partnership (Airport Logistics Center)

Type of Review: Planned Unit Development - General Development Plan

Summary:

Duke Realty Limited Partnership has applied to annex three (3) tracts of land along the north side of Renwick Road, formerly known as the Brady and Cronin parcels.

This property is approximately 79.95 acres and lies just to the west and south of the current Village limits. The applicant is requesting approval of 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. Duke is pursuing the properties to the west of this site as well. They are still negotiating those properties so they are not part of this approval. If Duke gets those properties under control they would come back to the Commission and Board with another annexation and PUD.

The GDP shows three options for the building layout. All three are in the same footprint and would have the same setbacks, stormwater management, and utility layout. All three buildings would be precast construction with office areas located in the corners.

- Plan A envisions 1,299,098 square feet of building of which 271,890 would be future expansion. The plan calls for up to 220 docks, 387 trailer spaces, and 520 car parking spaces.
- Plan B is the same as Plan A but with 483,360 square feet being future expansion. Plan B also has fewer trailer spaces and more car parking spaces.
- Plan C has the building in the same area but would create two permanently separate buildings. This brings the total square footage down to 1,178,257. Total for both buildings would be 214 docks, 244 trailer spaces, and 829 car parking spaces.

The applicant is requesting several exceptions to Village code. The exceptions along

with their justification are provided in the packet. Many of the exceptions are due to the proximity to the airport. The Federal Aviation Administration has detailed guidelines for construction of ponds around airports. These guidelines are designed to minimize conflicts between wildlife (mainly geese) and airplanes. The guidelines call for dry bottom ponds that drain quickly. This conflicts with the Village and County stormwater ordinances. By granting these exceptions the Village is deferring to the FAA. The Village has granted these stormwater exceptions on the Mostyn, Spangler, and Airport projects in the past.

The site is accessed off of Renwick Road. Renwick Road is a County Highway and not under Village control. The applicant will be adding turn lanes and deceleration lanes as required by the county. The Village is requesting a bike path along the frontage of the property. This will eventually connect the path on Pinnacle Drive to Lewis University. The developer would only be responsible for their section.

Method of Investigation:

The Development review Committee has reviewed the proposal.

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 is recommending approval contingent on compliance with staff comments.

Will Freve, Duke Realty 1301 W. 22nd Street Oak Brook, IL - Sworn

Chairman Venn asked what the height of the building would be.

Mr. Freve stated that the buildings have what is called a 36 ft. clear height and the exterior would be 42 ft. with a few feet taller on the corners with vertical accents.

Commissioner Scieszka asked about exception #7 (outdoor trailer storage) and why they want to exceed the maximum number of 1.5 docks for outdoor storage.

His concern is for the future expansion and what would stop that area from becoming outside trailer storage as currently written. He would like to see a cap on the number allowed.

Planner Darga stated that the commission can be specific about the number of outdoor storage for trailers.

Mr. Freve stated that he would be okay with abiding by the plan presented tonight with the number of 387.

Planner Darga stated that he would put the exact number in.

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2257](#)

A Public Hearing on a Text Amendment to the Romeoville Code of Ordinances to add Residential Illumination Standards to the Zoning Code.

A motion was made by Commissioner Pyle, seconded by Commissioner McConachie, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Residential Illumination Standards

Type of Review: Text Amendment

Summary:

Staff is proposing a text amendment to add residential illumination standards to the Zoning Code. Currently, the Zoning Code only includes illumination standards in commercial and industrial zoning districts. Not having any standards in the residential zoning districts has caused issues when dealing with lighting complaints.

In order to come up with specific standards, staff surveyed the requirements of other communities and looked at model codes in order to provide the proposed text amendment language.

Staff is proposing adding the following section to the General Regulations chapter of the Zoning Code:

Section 159.038 RESIDENTIAL ILLUMINATION STANDARDS

- (A) Purpose: The residential illumination standards are intended to protect the public health and general welfare by controlling adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.
- (B) Applicability: The residential illumination standards apply to all Residential Zoning Districts.
- (C) Glare: All outdoor residential lighting must be directed shaded, shielded, or otherwise located and designed to minimize perceived glare on adjacent properties and streets.
- (D) Light Spillage: All outdoor lighting must be designed, installed and maintained to avoid the adverse impact of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures. Average maintained foot-candles at the property line may not exceed 0.10 foot-candles.

Findings of Fact

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance, as determined by the Plan Commission.

Recommendation

The Development Review Committee has reviewed the proposed text amendment and concurs with the request.

Chairman Venn asked if there was any standard or judgement as to what perceived glare is?

Josh Potter stated that it is a tough thing to enforce and regulate, it is a bit subjective. However this ordinance does give the Village some ability to regulate this.

Chairman Venn asked if other communities word there ordinances as perceived glare.

Josh Potter stated that they do.

Commissioner Pyle asked if the Village has the technology to gauge this.

Josh Potter stated that equipment would have to be purchased and training done on how to use it.

Mr. Rockwell stated that the needed equipment is a light meter that he was taught to use and the Police Department will be purchasing one.

Steve Gulden stated that glare is the issue and maybe the verbiage should be changed so it is less arbitrary.

Commission Scieszka asked about the wording in item D., is it the property that the light is being illuminated from or the adjoining property.

Staff stated that it is the adjoining property and this wording will also be looked at.

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH17-2258](#)

A Public Hearing on a Text Amendment to the Romeoville Code of Ordinances to add Solar and Small Wind Energy Devices to the Zoning Code

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Assistant Director Josh Potter read the Project Compliance Report.

Description/Title: Solar and Small Wind Energy Devices

Type of Review: Text Amendment

Summary:

A proposed text amendment concerning regulations for solar and small wind energy devices is provided for consideration. The impetus for this text amendment is to accommodate alternative energy sources in the community while also placing reasonable restrictions on the devices to regulate health and safety, as well as aesthetics.

Staff has surveyed several ordinances adopted in other local communities and have looked at model ordinances and information provided by the American Planning Association. Staff has attempted to consolidate pertinent points and code sections found in the model ordinances that we feel is most applicable to Romeoville in order to formalize a draft that would regulate these devices for both residential and non-residential applications.

The proposed draft does propose that both solar energy collection and small wind energy devices be permitted accessory uses within the Village. Bulk, location and color requirements are also referenced as well.

Staff is proposing to add a Solar and Small Wind Energy devices section to the General Regulations of the Zoning Code. The proposed draft and reference materials are attached to this memorandum.

Findings of Fact

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance, as determined by the Plan Commission.

Recommendation

The Development Review Committee has reviewed the proposed text amendment and provided recommendations that are included in the latest draft.

Chairman Venn asked if the Village would be able to inspect and enforce these types of devices.

Josh Potter stated that spec sheets and engineered drawings would be required on the equipment. The Village staff would be able to do the electric inspections required.

Commissioner Scieszka asked if small wind devices are allowed to be mounted on houses.

Josh Potter stated that they are.

Commissioner McConachie asked if all panels would have to be UL approved.

Josh Potter stated that they would.

Commissioner Pyle asked if there is anything that addresses solar shingles.

Josh Potter stated that there is not in this ordinance.

Commissioner Pyle asked about the percentage of coverage.

Josh Potter stated that this will be addressed.

Commissioner Pyle asked about height restrictions on the monopole and the number of systems allowed per pole.

Josh Potter stated it would be one system per monopole and the setback will be regulate the height but will look at the wording on this.

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD17-1418](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan Amendment for Rose Plaza

Attachments: [Exhibit A: Site Plan](#)
[Exhibit B: Truck Turning Exhibit](#)
[Exhibit D: Staff Review Comments](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[ORD17-1424](#) An Ordinance Approving the Annexation of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

Attachments: [ORD 17-1424 Exhibit B](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 12/20/2017. The motion carried by a unanimous vote.

[ORD17-1425](#) An Ordinance Approving the Zoning of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

Attachments: [ORD 17-1425 Exhibit A](#)

A motion was made by Commissioner Holloway, seconded by Commissioner

Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/20/2017. The motion carried by a unanimous vote.

[ORD17-1426](#) 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)

Attachments: [ORD 17-1426 Exhibit A](#)
[ORD 17-1426 Exhibit B](#)
[ORD 17-1426 Exhibit C](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 12/20/2017. The motion carried by a unanimous vote.

[ORD17-1427](#) An Ordinance Approving the Annexation of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

Attachments: [ORD 17-1427 Exhibit B](#)
[17-009 PZC Report](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[ORD17-1428](#) An Ordinance Approving the Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

Attachments: [ORD 17-1428 Exhibit A](#)
[17-009 PZC Report](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[ORD17-1429](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

Attachments: [ORD 17-1429 Exhibit A](#)
[ORD 17-1429 Exhibit B](#)
[ORD 17-1429 Exhibit C](#)
[17-009 PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Staff Comments,

including (putting a cap on the number of trailer spaces to 387) to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[RES17-2419](#) A Resolution Approving a Plat of Subdivision for Rose Plaza (Rose Resubdivision #3)

Attachments: [Exhibit A: Plat of Subdivision](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[RES17-2423](#) A Resolution Approving a Final Plat of Subdivision for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

Attachments: [RES 17-2423 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 12/20/2017. The motion carried by a unanimous vote.

[ORD17-1419](#) An Ordinance Approving a Text Amendment to the Romeoville Code of Ordinances to add Residential Illumination Standards to the Zoning Code

Attachments: [Section 159.038 - RESIDENTIAL ILLUMINATION STANDARDS](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions (to look at the language on item C. for glare and itrm D. to define the property line) to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

[ORD17-1420](#) An Ordinance Approving a Text Amendment to the Romeoville Code of Ordinances to add Solar and Small Wind Energy Devices to the Zoning Code

Attachments: [Section 159.039 - SOLAR ENERGY AND SMALL WIND DEVICES](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval With Conditions (to look at maximum height on the monopole structure and make a limit of one system per monopole) to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

Ms. Smunt expressed her anger at the proposed development and feels that she will be stuck with her property, loose value and feels hurt.

Ms. Sloan is afraid that drivers will come from the wrong direction and there will be issues. She hopes the village will consider this.

Mr. Bill Larson urges the Trustees to say no to this development.

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

There will be no meetings in December. Merry Christmas everyone.

13. ADJOURNMENT

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Meeting be Adjourned. The motion carried by a unanimous vote.