Village of Romeoville

1050 W Romeo Rd

Meeting Minutes - Final

Tuesday, January 14, 2025

6:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

Present 5 - Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, and Associate Member Sharon Hoffman

Absent 4 - Chairman David Venn, Commissioner Petra Burgess, Commissioner Gary Nelson, and Owen Belbis

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

PZMIN25-104

Attachments: PZC 09242024.pdf

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this PZ Minutes be Approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

PH25-2415 **A Public Hearing on a Special Use Permit for a Cannabis Transporter for Secure Transport LLC at 649 Parkwood Ave.**

Attachments: Public Comment Letter.pdf

Secure Transport Presentation.pdf

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

Scott Williams, Senior Planner, read the Project Compliance Report.

Barrett O'Connell of Secure Transport has requested a Special Use Permit for a Cannabis Transporter for the property at 649 Parkwood Avenue.

The recently constructed 4,900 square-foot front building located on the Able Masonry property was approved in 2021 (ORD 21-1697). Secure Transport is proposing to occupy the newly created 1,642 square-foot unit furthest to the east. This unit is mostly open with a small office space located at the front next to the overhead door. Secure Transport is proposing a Cannabis Transporter operation functioning as a transfer site to redistribute product arriving from the cultivators which are then sent to dispensaries. The operation is entirely contained within the building and will include a security and control system with camera coverage in compliance with the Illinois Cannabis Regulation Tax Act. A floor plan showing these systems has been included with the petitioner's special use application materials in Exhibit A.
The space has an overhead door for interior unloading/loading away from public view using licensed cannabis transport vehicles. There is sufficient parking based on the number of

assigned spaces and a tenant mix with low employee counts in accordance with the original PUD approval. No sales to the general public will occur onsite. Staff has verified that the use meets the setbacks listed in our Ordinance for Cannabis uses.

Method of Investigation:

The Development Review Committee has reviewed the proposal and is recommending approval. The applicant has also addressed the special use standards in Section 159.176.F.

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 contingent on compliance with staff comments.

Vice Chairman Scieszka swore in the applicant, Dan Farrell, Owner, Secure Transport, 3601 W Algonquin Rd, Rolling Meadows, Illinois.

Mr. Farrell read from a presentation (attached to these minutes) where he gave a brief history of his company. He explained that this facility will be a transfer site for the drivers since most of the growers in the southern part of the state and drivers could have 13-15 hour days. He explained what a transfer site does as far as security and the process. He explained the hours of operation and truck traffic. No product will be stored overnight. The facility will be secured, locked and alarmed with a small amount of transfers. There will be no signage on the building and vehicles as required by the State of Illinois. He stated that this facility meets the requirements for the Village Zoning Code for district and setbacks. He went over the high tech security system that will be in place with cameras. They also will share video footage with the Police if asked. Panic buttons will be in place, which requires local authorities to respond.

Vice Chair Scieszka asked if the vehicles that would be there overnight be stored inside. Mr. Farrell replied yes.

Commissioner McConachie asked if there would be back-up electricity for power outages. Mr. Farrell replied that they use UPS's that would provide 4 hours of service and they would probably have 2 that would allow 8 hours of service.

Commissioner Repetowski asked if there have been any hijacks. Mr. Farrell replied no "0".

Commissioner Repetowski asked how the product is handed over and quantity. Mr. Farrell replied that there is a manifest explained the manifest and that the product is in a sealed container.

Commissioner Repetowski asked if the product would be stored overnight. Mr. Farrell replied that the product has to go out the same day.

Commissioner Repetowski asked if the vehicles have ever been targeted. Mr. Farrell explained in detail their security measures and also if needed reported to the Police.

Commissioner Repetowski asked if the vehicles have onboard cameras. Mr. Farrell replied yes. He also explained that the driver's also have cameras and are monitored and rated by their driving including cell phone usage.

Commissioner Holloway asked what the most recent incident was with the vehicles. Mr. Farrell replied that they have not been crime related. In the most recent snow storm in Southern Illinois a driver hit black ice. Also a truck backed out and hit a generator.

Vice Chair Scieszka asked if there was any sorting of the product done at the facility. Mr. Farrell replied no, the containers are sealed and explained that only the final destination can open them and if the seal is broken it will be rejected.

Vice Chair Scieszka if the security cameras/plate readers are connected to any other systems. Mr. Farrell replied that no, if wanted it can be share to authorities.

Vice Chair Scieszka read into the record a letter from Metropolitan Pump in objection the application (attached to minutes)

Associate Member Hoffman asked if there would be business conducted overnight. Mr. Farrell replied no.

Vice Chair Scieszka asked if there were questions from the public - there were none.

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

6. NEW BUSINESS

ORD25-1961 **An Ordinance Approving a Special Use Permit for a Cannabis Transporter for Secure Transport LLC at 649 Parkwood Ave.**

Attachments: ORD 25-1961 SUP RVBA

ORD 25-1961 Exhibit A

ORD 25-1961 Exhibit B. PZC Report

ORD25-1961 Public Comment Letter

ORD25-1961 Response to Public Comment (via email)

ORD25-1961 Secure Transport Presentation

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 2/5/2025. The motion carried by a unanimous vote.

RES25-3953 **A Resolution Approving a Final Plat of Subdivision for Bridge Industrial at 765 Independence Boulevard**

Attachments: RES 25-3953 Exhibit A

RES 25-3953 RVBA

Scott Williams, Senior Planner, read the Project Compliance Report.

Bridge Industrial has submitted a final plat of subdivision for the northern portion of the FS Real Estate redevelopment on Route 53 (formerly the Palumbo site).
The new Bridge project on the northern end of the site has started construction with site work substantially completed. The foundations and precast walls will be constructed in the next couple of months. This plat will create buildable lots for each building, public utility & drainage easements, and a stormwater detention area. The roadway for the proposed Abbott Road extension will also be dedicated. The subdivision is consistent with the Final Development Plan approval from 2023 (ORD 23-1844).

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with outstanding staff comments.

There were no comments or questions from the Commission.

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval With Conditions to the Village Board on 2/5/2025. The motion carried by a unanimous vote.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Scott Williams, Senior Planner explained that the Village is going with a new software Opengov that is online and will have digital submittals eliminating all the paper in the office.

Mr. Williams also stated that there is an upcoming training that he will have

Lisa Lynch forward to the Commissioners.

13. ADJOURNMENT

A motion was made by Rich Holloway, seconded by Dan Repetowski, that this Meeting be Adjourned. The motion carried unanimously.