
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 22-1781

An Ordinance Approving the Zoning of Territory for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

ORD 22-1782

An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - General Development Plan for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

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

The Village and 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC are working on the plans for the future redevelopment of the Clean Fill Site on Independence Blvd.

On May 24, 2022, 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.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Reports. He reported that the original property is approximately 70 acres and had a GDP approved as ORD 18-1518. That property was rezoned to P-B, Planned Business and the fill operation was only allowed to continue until 2024. This was to allow the properties to be brought up to grade to create buildable lots for future development. At this time, the original property is nearing completion with filling. The applicant has acquired several of the residential lots to the south. The applicant is requesting that these lots be rezoned and incorporated into the existing PUD.

ORD 22-1781

This ordinance will rezone the properties at 753, 759, and 761 N. Independence Blvd. from R-3, Single Family to P-B, Planned Business. The 2017 comprehensive plan does not call for these properties to remain residential but that they should be a mix of commercial, service, office and light industrial uses. The P-B zoning designation is the correct zoning for these types of uses. As with the original property, filling would be allowed to continue by agreement until the properties are brought up to pad ready grades.

ORD 22-1782

This ordinance approves an Amendment to the General Development Plan (GDP) for the whole site. The

original approval governs the development of the entire property and list the exceptions to Village Code granted for the project. This amendment will add the additional property to the overall plan. The Final Development Plans for the individual buildings on the new lots would come before the commission as those lots develop.

The GDP plans for future developable lots with stormwater ponds and an internal access road has been updated to include the new properties. The road connection at Enterprise drive will begin construction this year.

The GDP will allow the existing temporary uses to continue while the site is filled to the grades shown on the plan. It is anticipated that this filling will happen over the next five years. As part of the agreement with the Village and this PUD, the first new building will begin construction in 2024.

Chairman Venn asked if 53 was a State or County Road. Mr. Darga replied that is a State road and Palumbo will be doing the work. The State is making them resurface the whole half of the road that fronts their property. The plans are right from the State submitted proposal.

Chairman Venn swore in the applicant Tim Winter, 321 Center St, Hillside Illinois.

Mr. Winter stated that the timing of Traffic Signal, the plans are approved there is just some submittals for the traffic lights and temporary traffic lights to make sure it is what they wanted. They want the signal in as soon as possible.

Chairman Venn asked if the buildings would be built on spec or if there are tenants lined up. Mr. Winter replied that they are just in the concept stage right now. They have an existing lease on the current trailer parking on the lot and they are working through that. As soon as that is done, they will put it out to the market to seek a tenant.

Commissioner McConachie asked if there were going to be 4 buildings or 2. Mr. Winter replied that the 4 buildings, one is at the south side of the property where they are filling and that will be later down the line, to the North, they are trying to purchase additional property for the fourth building and the property owners are not ready to sell or the price is not working out for both parties. They are looking into expand building 2 and making it a little larger. It is still in the concept stages. Mr. Darga replied that the drawings in the packet are labeled for concept plan and those building are ready to go. The land to the South still has to be filled with clean fill and it will take approximately five years to fill.

Mr. Darga commented that construction will begin. Mr. Winter replied that currently the trailer parking lease goes through 2024, so they are anticipating construction the Spring of 2024.

Chairman Venn is hoping the road project precedes the buildings. Mr. Winter replied yes, they would like to start that this year with IDOT's approval.

Chairman Venn asked for questions from the public.

Chairman Venn swore in Ms. Portia Nagel, 749 N Independence Blvd, Romeoville Illinois, the small triangle property to the south of this development.

Ms. Nagel asked how all the trucks are going to get in and out of this property on to Route 53...all from that one intersection. Mr. Darga replied that the concept plan is one to put in the fourth leg of the intersection and there will be an internal road to connect up with the intersection at Joliet Road by the Gateway development. (shown on the map) There will also be a right in right out intersection at Chambers Drive.

Ms. Nagel replied so all of the truck traffic for those two large buildings and the trailer parking behind will come out of that one intersection. Mr. Darga replied that the internal road will connect to the intersection of Route 53 and Joliet Road signaled intersection as well.

Ms. Nagel asked where all the traffic would be funneled from the property to the south of that intersection. Mr. Darga replied that yes eventually there will be buildings on the south side and they would go out to those signalized intersections as well.

Ms. Nagel asked if we do not see a problem with that. Mr. Darga replied that in terms of buildings on this property, they are not that large and the amount of traffic generated by those two buildings would be a very small percentage of what is being generated to the North.

Ms. Nagel commented that it is already a pain getting in and out onto 53, she cannot imagine putting those size buildings on that property and not affecting the traffic that is going onto 53 as it is.

Chairman Venn asked if there were further questions from the public.

Chairman Venn swore in Teresa Hayes, business owner, 1111 N Independence Boulevard, Romeoville Illinois.

Ms. Hayes commented that the little access road that has been mentioned that connects goes right behind her building. She has been there since 1982 and they are an open to the public auto mechanics shop, it is like a drag race trying to get in and out of their location. She cannot imagine adding more warehouses, she wishes she had prior information to this meeting, her business did not get notification to this. She would like to know how many empty warehouses we currently have in Romeoville. She would like know how many tickets Romeoville is making by pulling over trucks on Route 53, continuously blocking the road. It will be an absolute mess, for two more empty warehouses that they do not have tenants for. She thinks it would be wonderful if the Village of Romeoville wanted to support the businesses that have already been here paying taxes here. Ask them what they think we need here, we do not have a grocery store within a fifteen minute drive of Independence Boulevard, but we can put another warehouse. She thinks they should think long and hard about that, because eventually all it is going to be is truck traffic and nobody will want to come the Athletic Center. No one will want to come to the stores in Romeoville because it is taking your life into your own hands driving on 53. It is just not about speeding tickets, it is about truck drivers and just not being enough room. Three lanes is not the answer, taking away property from other people is not the answer.

Chairman Venn asked that Mr. Darga address the occupancy rate in Romeoville. It is incredibly low.

Mr. Darga replied that we are at record low - it is less than 1%.

Chairman Venn does agree with the speed of trucks on Route 53.

Chairman Venn asked if there were other comments from the public - there were none.

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 in the 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 22-1781.

Motion by: Commissioner Scieszka
Seconded by: Commissioner McConachie

Roll call of the membership present the 24th day of May, 2022 with the following vote:

4 members voting AYE	0 members voting NAY
0 members ABSTAINING	3 members ABSENT and not voting.
Gary Nelson	ABSENT
Dan Repetowski	ABSENT
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	ABSENT
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 22-1782 contingent on compliance with staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner McConachie

Roll call of the membership present the 24th day of May, 2022 with the following vote:

4 members voting AYE	0 members voting NAY
0 members ABSTAINING	3 members ABSENT and not voting.
Gary Nelson	ABSENT
Dan Repetowski	ABSENT
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on May 25, 2022.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission