
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 22-1784

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for 1409 Joliet Road

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

Transport Properties has recently purchased the property at 1409 Joliet Road.

On June 14, 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 Report. He reported that the property was formerly owned and operated by Alan Landscaping. It was originally annexed to the Village in 1987. At that time the plan was for a landscape contractor in the building to the north and a landscape retail building / greenhouse to the south. The contractor building got built and used but the retail building was never constructed. Alan Landscaping has now moved out and the property has been purchased by Transport Properties. They have a new tenant, Snow Plus, that does snow removal contracting.

The site currently has several nonconforming conditions. These include gravel parking and storage areas, front yard setbacks, and stormwater detention. Transport Properties, working with staff, has proposed a plan that will address some of these issues and seek relief for others. The plan will pave a parking lot in front for workers and visitors, restore a landscaped front yard along Joliet Road, provide a new solid fence for screening, and address the stormwater management for the site. The plan seeks code exceptions to allow the remaining area behind the fence to stay gravel and to approve two new accessory structures for salt storage. Staff is agreeable to this compromise.

The new parking lot will have 16 spaces with 2 being handicapped. The salt structures will be 50 feet wide by 90 feet deep and approximately 20 feet tall. There are two of them to house treated and untreated salt separately. The stormwater management plan is designed to catch any runoff from these structures and direct it to the new pond. The new pond will outfall to the existing storm sewer in Joliet Road.

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.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on January 11, 2022.

The Village Board reviewed the Concept Plan on January 19, 2022.

Recommendation:

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

Chairman Venn swore in the applicants David Meek, 513 Central Avenue Highland Park Illinois Attorney for Transport Properties and Adam Holme 2811 Carol Drive Joliet Illinois SnowPlus Representative and Chris Herd General Manager for Winter Services W199S 7029 Thornapple Trail Muskego Wisconsin.

Chairman Venn asked if the topography was going to be changed along Joliet Road with a berm. Mr. Darga replied it is not a berm, but it will be changed slightly in a certain area due to the gravel being removed and adding topsoil for plantings/landscaping.

Chairman Venn asked at maxed capacity, how many trucks will be pulling out of this facility. Mr. Holme replied that during a storm they will have 20-25 trucks in and out of the facility and supply trucks.

Commissioner Nelson asked if the Ordinance still reads that the fabric structure is not allowed. Mr. Darga replied correct, this would be a code exception in the PUD.

Commissioner Nelson commended them for cleaning up the lot and making improvements and business, but he feels that this sets a precedence. It is like we are leveraging the improvements for the fabric structure. He thinks that we should amend the ordinance and then come back and approve this request.

Commissioner Repetowski commented on the nice improvements to the site.

Mr. Darga replied to Commissioner Nelson that text amendments will be coming around August and we can address this change at that time if the Commission wants to.

Mr. Meek addressed Commissioner Nelson and asked that the Commission not hold off on this project as they have a season to prepare for (snow).

Chairman Venn commented that issue can be addressed at a later date and resolved internally.

Chairman Venn asked for questions from the public.

Chairman Venn swore in Don Hornig, 834 Oakton Avenue, Romeoville Illinois.

Mr. Hornig asked if the 8-foot fence and the salt structure being 15 feet tall - would that hide the structure. Mr. Darga explained the landscaping and distance and you may see the top of it but will not be your focal point driving by.

Mr. Hornig asked if there was something in place, since it is a fabric cover, that it must be kept in good repair. Mr. Darga replied that it would be considered a roof and yes, our Code Enforcement would site those issues as they arise. They would also have to keep the salt covered per the EPA.

Chairman Venn thanked him for his concerns. He also stated that concerns by the Commission at concept plan were addressed as far and aesthetics and such.

Chairman Venn asked for further comments from the public. There were none.

No other commissioner had any questions. No members of the public wished to speak.

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 22-1784 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14th day of June 2022 with the following vote:

5 members voting AYE	1 member voting NAY
0 members ABSTAINING	1 member ABSENT and not voting.
Gary Nelson	NAY
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	ABSENT
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on June 16, 2022.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission