

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, June 28, 2016

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 8 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Petra Burgess, Commissioner Rich Holloway, Associate Member Gary Hoffman, Commissioner Jim McConachie, Associate Member Dawn Sakalas, and Commissioner Dan Repetowski
- Absent** 2 - Commissioner Rick Gougis, and Commissioner Paul Scieszka

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Dan Repetowski, to Approve the Agenda.. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that the June 14, 2016 Minutes be approved. The motion carried by a unanimous vote.

[PZMIN16-00](#) June 14, 2016 Planning and Zoning Minutes
[2](#)

Attachments: [PZ Minutes 6-14-2016](#)

5. PUBLIC HEARINGS

[PH16-2210](#) **A Public Hearing on a Text Amendment Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances to add new automobile dealerships as a Special Use in the B-3 Zoning District**

Attachments: [Section 159.73 B-3 \(C\) Special Uses - Add auto dealerships](#)

Assistant Director Josh Potter read the Project Compliance Report

Description/Title: An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances to add a Special Use in the B-3 Zoning District

Type of Review: Text Amendment

Summary:

Thomas Toyota has filed an application for a proposed Toyota automobile dealership at the southwest corner of Weber Road and Grand Haven Circle in the B-3 Highway/Regional Shopping Zoning District (B-3 Zoning District). Currently, automobile dealerships are not addressed in the B-3 Zoning District. In addition, there are no new automobile dealerships located in the B-3 Zoning District.

Staff finds that a highway/regional zoning district is the appropriate district for a new automobile dealership based on the high traffic counts and heavy concentration of commercial uses along the corridor. The retail use of the new automobile is consistent with the intent of the B-3 Highway/Regional Shopping District.

In order to promote the intent and purpose of the B-3 Zoning district, from time to time the Zoning Ordinance must be modified and modernized. Staff is proposing adding new automobile dealerships as a special use in the B-3 Highway/Regional Shopping District.

Section 159.73 B-3 HIGHWAY/REGIONAL SHOPPING DISTRICT

(C) Special Uses: Upon recommendation by the Planning & Zoning Commission, after public hearing on the petition pertaining thereto, in accordance with the requirements set forth in Section 159.176, Special Uses of this Chapter, the Corporate Authorities of the Village may, by "special use permit" allow the following in the district:

(4) Automobile dealerships, which concentrates its business primarily in the sale of new passenger vehicles, but also including the servicing of vehicles and the sales of used vehicles in connection with the dealership, subject to the following requirements:

(a) Must be located on a lot that is at least 5 acres in size;

(b) The property must include a sales/showroom and service building of at least 40,000 square feet in size;

Method of Investigation

The Development Review Committee has reviewed the proposal.

Findings of Fact

Following are the proposed findings of fact.

1. The proposed text amendment complies with the requirements of the Comprehensive Plan.
2. The proposed text amendment complies with the requirements of the Development Regulations.
3. The proposed text amendment complies with the requirements of the Zoning Code as amended.

Recommendation

The Development Review Committee recommends approval.

Chairman Venn asked under B3 zoning how much parking is required and what percentage is handicap.

Assistant Director Josh Potter stated that for a car dealership there are no specific requirements listed in code.

It is up to the dealer to come up with a ratio that meets their needs based on volume.

Chairman Venn asked if there would be gasoline or solvent storage on the site.

Mr. Thomas from Thomas Toyota stated that there would not be any gasoline or solvent storage on the site.

Commissioner Burgess asked if this text would be added for future projects.

Assistant Director Josh Potter stated that it would become permanently installed in the B3 zoning but, each applicant would still have to apply for a special use permit and go through the development process.

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

dealership in the B-3 Zoning District and a Planned Unit Development - Final Development Plan for Romeoville Toyota

Attachments: [PZC Web Packet 6-28-16](#)

Assistant Director Josh Potter read the Project Compliance Report

Description/Title: Romeoville Toyota

Type of Review: Special Use Permit/Planned Unit Development - Final Development Plan

Summary:

Thomas Toyota has submitted final development plans for the development of a new Toyota dealership located at the southwest corner of Weber Road and Grand Haven Circle. The 5.8-acre site is vacant and is part of the Rose Plaza subdivision that was approved in 2005.

The subject property is zoned B-3, Highway/Regional Shopping and was approved for general retail use with the original Rose Plaza General Development Plan. A Special Use Permit for a new automobile dealership in the B-3 Zoning District and Planned Unit Development - Final Development Plan is required for the development.

Update

Since the continuation of the petition on June 14, 2016, the developer has made the following changes to the previously submitted plans to address concerns outlined in the June 14, 2016 staff report.

1. Landscaping - A cluster of landscaping was added in the Weber Road yard that includes plantings and stone outcroppings. In addition, landscaping was added around the existing sign at the corner of Weber Road and Grand Haven Circle.
2. Signage - The Toyota main brand ground sign proposed for the corner of Weber Road and the private drive adjacent to McDonald's on the south end of the site has been reduced in height from 48 feet to 42 feet.
3. Lighting - The height of all the light poles are now at 20 feet or less, thus eliminating the prior code exception requested for pole height. The photometric plan has been revised as follows:

Average foot candle June 14 Plan				Average foot candle June 28 Plan			
Maximum foot candle June 14 Plan				Maximum foot candle June 28 Plan			
North Front Line	53.5	35.8	63.4	48.9			
East Front Line	48.2	46.3	62.1	61.2			
South Front Line	52.3	25.0	63.7	30.7			
West Front Line	20.0	22.1	32.9	60.1			
Paved Lot Area (All)	19.8	17.6	63.7	62.1			
Paved Areas (Excluding Front Rows)			14.6	13.3	47.2	62.1	

Furthermore, the developer has provided a lighting plan that incorporates the dimming of the site lighting by 11 p.m. The dimming plan reduces the site lighting levels by approximately 67% to a 33% output.

Average foot candle (dimmed)		Maximum foot candle (dimmed)	
North Front Line	11.9 16.3		
East Front Line	15.4 20.4		
South Front Line	8.3 10.2		
West Front Line	7.4 20.0		
Paved Lot Area (All)	5.9 20.7		
Paved Areas (Excluding Front Rows)	4.4 20.7		

Building Architecture

The dealership includes a 46,829 square foot state-of-the-art building that includes a showroom, sales area, service areas and office space. The exterior of the building will match the cohesive corporate brand identity for Toyota that is recognizable in the newly constructed or renovated Toyota dealerships. The focal point of the architecture is the main entrance portal that consists of an illuminated glass that clearly identifies the showroom entrance and includes the Toyota logo and dealer name. The remaining building façade consists of silver building fascia with red band, brand signs and plenty of window space around the showroom.

Parking and Traffic Circulation

The site includes a total of 350 parking spaces, including 218 spaces for inventory display, 23 spaces for customer parking and 109 spaces for employee/service. Site access to Toyota is provided via three driveways along the private road to the west. The intent of having a 3rd curb cut is to segregate, as much as possible, delivery truck traffic from customer traffic.

Landscaping

The west landscape yard adjacent to the Springs at Weber Road project provides a continuous row of plantings and a 2-3 foot berm in places adjacent to the service areas. Staff recommends that additional plantings be considered in the west landscape yard to further screen the adjacent residential property. For the north, east and south landscape yards, staff recommends the developer look into saving some of the existing parkway trees. Staff acknowledges the importance of maintaining visibility, but believes the north, east and south perimeter yards must include some clusters of low landscaping to break up the long stretches of yard and parking.

Freestanding Signage

Toyota is proposing three main freestanding signs for the property. The existing Rose Plaza sign at the corner of Weber Road and Grand Haven Road would be converted into a Romeoville Toyota digital message sign. The size of this sign will remain the same, only the face of the sign will be reconfigured. This existing sign is 15 feet tall with 50 square feet of sign face area. A second Toyota main brand monument sign is proposed at the corner of Grand Haven and the private drive. This sign is proposed to be 6 feet wide by 12 feet tall. The sign face area is approximately 15 square feet, which complies with the 25 square foot maximum. A third Toyota main brand ground sign is proposed at the corner of Weber Road and the private drive adjacent to McDonald's. The size of this sign is proposed to be 10 feet wide by 42 feet tall. The sign face area is approximately 43 square feet, which exceeds the 25 square foot maximum. Lastly, a series of directional signs are proposed on the west end of the property near the driveways to direct traffic flow.

Staff is in agreement with the reconfiguration of the existing Rose Plaza monument sign and the proposed 6 feet wide by 12 feet tall sign. Staff believes the proposed sign height should be consistent with the height of the other tallest signs, either existing or approved, in the South Weber Road corridor, including:

Signs	Height	Area
Rose Plaza Shopping Center (Weber and Renwick)	25 feet	150 square feet
Wal-Mart Shopping Center	24 feet	150 square feet
Target Shopping Center	32 feet	208.5 square feet
Farm and Fleet Shopping Center (Approved)	20 feet	116 square feet
Meijer Shopping Center (Approved)	25 feet	124 square feet

Wall Signage

Toyota is proposing its main brand symbol on the east and north elevations above the dealership main entrances. Dealer signage is also included on the east elevation. With the exception of the main brand symbol on the east entrance portal, all of the wall signage meets Village sign requirements. The main brand symbol is 6 feet tall and exceeds the 3 foot maximum, which requires a code exception.

Site Lighting

Thomas Toyota is proposing a series of LED freestanding and wall light fixtures. Thomas Toyota is requesting light levels that exceed the maximum allowed per the Commercial Lighting Standards of the Zoning Code, as summarized below:

Auto Lots	Maximum	Average	foot candle	Maximum	foot candle
Code Required	7	20			
North Front Line	35.8	48.9			
East Front Line	46.3	61.2			
South Front Line	25.0	30.7			
West Front Line	22.1	60.1			
Paved Lot Area (All)	17.6	62.1			
Paved Areas (Excluding Front Rows)	13.3	62.1			

Staff recommends the proposed site lighting conforms to the standards outlined in the Commercial Lighting Standards of the Zoning Code, which includes maximum lighting levels and the concrete base height. The property is adjacent to the Springs at Weber Road residential community to the west. In addition, the commercial shopping centers located in the Weber Road corridor are not nearly as bright. Most commercial shopping centers have a maximum average of 5-10 foot candle in the parking lot and 5-15 foot candle at the storefront.

Stormwater Management

The stormwater management for the proposed project has already been accounted for within the regional offsite stormwater basin to the northwest of the subject property, as part of the Lakewood Falls 7C development plan. As such, no additional detention is required for this project.

Dealership Operations

Staff recommends the hours of operation, use of exterior amplification systems and delivery parking, among other operational items be considered. There should be limited hours of operation, consistent with typical car dealerships, no use of exterior loudspeakers or other systems, service doors should be closed for the majority of time and no parking of delivery trucks on the private road. Every attempt should be made in the operations of the facility to limit any potential impacts on the adjacent property.

Code Exceptions

The following Code Exceptions are being requested at this time. Staff is in general agreement with the majority of the exceptions due to the unique use of the property. The exceptions staff has a concern with relate to lighting, signage and landscaping. Staff has

provided its recommendations on the proposed lighting, signage and landscaping exceptions in those sections of this report.

1. Section 159.030. To waive the tree replacement requirements for the removal of the existing parkway trees. The code requires tree replacement for the removal of any tree 4 inches in caliper or greater.
2. Section 159.030(D)(6). To not have parking lot landscaping. The code requires parking space landscape islands for any parking lot having 20 or more spaces.
3. Section 159.030(D)(6)(c). To not have perimeter parking lot landscaping in the north, east and south yards. The Code requires 60% for a yard not in a residential district and 100% adjacent to property in a residential district.
4. Section 159.030(D)(8)(b)(c). To not have shade trees every 75 feet in the north, east and south side yards and to not have a solid screen of 6 feet in height to provide 100% coverage in the west yard adjacent residential property.
5. Section 159.108(C)(1). To reduce the minimum parking stall space from 9.5 feet to 9 feet.
6. Section 159.70(E)(4). To reduce the minimum parking setback from 25 feet to 24 feet on the south side of the property and from 25 feet to 23 feet on the west side of the property.
7. Section 159.70(J)(1). To allow more than two access points per property. Toyota is proposing three access points along the west side of the property.
8. Section 159.70(M)(3). To increase the maximum lighting levels.
9. Section 159.70(M)(10). To not have 4 light poles located within landscaped areas or planter islands, or on sidewalks, maintain an accessible sidewalk width. These light poles will be located in the vehicle inventory area.
10. Section 159.70(M)(b). To have light poles mounted on a concrete base that exceeds 8 inches in height. Toyota proposed to have the light poles mounted on 30" high concrete bases.
11. Section 159.127(C)(2)(c). To increase the maximum sign height from 10 feet to 12 feet for the sign in the northwest corner along Grand Haven and from 10 feet to 42 feet for the sign located in the southeast corner of the lot
12. Section 159.127(C)(2)(d). To increase the maximum sign area from 25 square feet to approximately 43 square feet for the sign located in the southeast corner of the lot.

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 contingent on compliance with outstanding staff comments.

Steve Gulden Village Manager gave a brief update on how this process came about. Romeoville has not had a new dealership in many years so the current codes and surrounding villages were reviewed to come up with the code exceptions for Toyota.

Commissioner Burgess asked if the code exceptions for Toyota would become permanent for others.

Assistant Director Josh Potter stated that for now it would be a case by case basis. The Village may in the future make changes to the code.

Steve Gulden Village Manager stated that the Village will look into creating a new car dealership standard to create a baseline for other dealerships looking to locate in the Village.

Commissioner Holloway asked for clarification on where the new car inventory would be located and is concerned about the lack of striping in this area.

Scott Hazlett , Boyer Construction Group, 9901 Express Dr., Highland IN - Sworn

Mr. Hazlett showed the commission on the plan sheet the area on the north end of the property where the new vehicle inventory would be stored. Mr. Hazlett stated that the vehicles would be there on a permanent basis and only moved by staff members eliminating any confusion for the public.

Commissioner Repetowski asked if there would be any mechanical or body work done on premises or just selling cars.

Mr. Hazlett stated that there will be service work done on vehicles but there are no plans for a body shop.

Commissioner Pyle asked if the public announcement system was addressed.

Assistant Director stated that the P.A. system was addressed in regards to locations on the site.

Mr. Hazlett stated that the intention is to have four to five speakers mounted on the building at the perimeter corners directed to the east away from the residents. The noise will be directed to Weber Road.

Commissioner Pyle wanted to make sure all delivery truck will be prohibited from unloading off the private drive.

Mr. Hazlett stated that this is why the third drive was asked to avoid any conflicts.

Commissioner Hoffman asked if there is any landscaping proposed on the side near Grand Haven Circle.

Mr. Hazlett stated that the landscaping on that side is limited to around the sign at the corner of Grand Haven and Weber and picks up at the western corner of the property.

Commissioner Hoffman asked if a traffic study has been done in the area.

Mr. Hazlett stated that there was a traffic study done and no additional problems are expected due to the amount of traffic generated.

Commissioner Sakalas asked about the truck delivery area and if there will be signage directing customer vs. truck traffic.

Mr. Hazlett stated that there will be signage clearly marked.

Trustee Liaison Dave Richards stated that with his past experience at dealerships the new car inventory placement and delivery/signage are designed to flow well. He also stated that the delivery drivers are very aware of the areas they make deliveries to avoid problems.

A motion was made by Petra Burgess, seconded by Dan Repetowski, that this Public Hearing was Closed. The motion carried unanimously.

PH16-2216

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Romeoville Express Car Wash

Attachments: [Express Car Wash Web Packet PZC 6-28-16](#)

A motion was made by Commissioner McConachie, 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: Romeoville Express Car Wash

Type of Review: Planned Unit Development - Final Development Plan

Summary:

Mr. Bill Klump has submitted Final Development Plans for the development of an express car wash at the northwest corner of Route 53 and Romeo Road. The car wash will be located in a 1.4 acre lot (Lot 2) of the Troutman and Dams 10.7 acre development, immediately north of the proposed Thorntons gas station (Lot 1). The overall Troutman and Dams development includes a total of 5 lots that can accommodate up to approximately 30,000 square feet of commercial space.

Site Plan

The proposed car wash is a 5,880 square foot tunnel car wash building similar in design to the express car wash that exists in front of Wal-Mart on Weber Road. The building will also include a small office space and a dog wash area on its north side. The site also includes a total of 28 vacuum stalls located in a parking lot north of the building. Three car wash entrance lanes and a pay station are provided on the north side of the property. The customer parking area is separated from the car wash entrance lanes.

Building Architecture

The proposed exterior building materials of the car wash building consists of brick and cultured stone. The building also includes awnings and windows to break up the elevations. The pay station canopy also has its support columns clad in cultured stone. The refuse enclosure and monument sign base also include cultured stone and brick materials to match the overall site architecture.

Landscaping

The amount of site landscaping exceeds minimum Code requirements and is consistent with the landscaping approved for the Thorntons site. Landscaping is provided in the buffer yards, parking lot and around the building.

Traffic Circulation and Parking

Access to the site is via an internal connector road on the east side of the property. This road will provide internal cross access between the Thorntons site and the future development sites to the north. The overall development access is through a right-in/right-out along Route 53 and a full access driveway along Romeo Road. The car wash entrance drive has three lanes of traffic that includes stacking for at least 24 cars.

The site includes a total of 36 parking spaces in a parking lot north of the car wash building, including a total of 28 vacuum stalls. The parking stall dimensions of 10 feet wide by 18 feet long exceed the standards outlined in Code.

Signage

A monument sign is proposed along the Route 53 side of the property. The size of the sign is 24 square feet, including an 11 square foot digital message board. The sign will be situated on a stone base and will be landscaped. Channel-cut letters are proposed on the north and east sides of the buildings. Both the monument and wall signs meet the maximum size requirements of the Sign Code.

Site Lighting

The developer is proposing decorative lighting for the parking and drive areas around the site. The decorative lighting consists of the lantern style fixture that is prominent along the Route 53 corridor. LED canopy lighting is proposed for the pay station and LED wall packs are proposed for the car wash building.

Stormwater Management

Stormwater management is provided by the overall development and none is required for this site. Stormwater runoff will be routed from the site via storm sewer structures to the detention areas of the overall development.

Code Exceptions

There are no code exceptions being requested at this time.

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 contingent on compliance with outstanding staff comments.

Chairman Venn asked if staff is comfortable with the road conditions/stacking of cars in the area during peak hours. Assistant Director Josh Potter stated that due to the amount of stacking and additional area on Thorntons the Village is comfortable.

Commissioner Burgess asked about the dog wash area and if there are any requirements in order to wash your dog.

Mr. Bill Klump, Darien, IL - sworn

Mr. Klump stated that he has been in the area for 14 years and has been supportive of everything the Village has asked of him.

Mr. Klump asked his architect to answer specific questions about the carwash.

Mr. Scott Pritchett, 1411 West Peterson Ave, Park Ridge, IL - sworn

Mr. Pritchett stated that the dog wash would consist of two separate rooms with stainless steel tables and spray nozzles and other options but there is no one monitoring the area.

Commissioner Pyle asked if any of the stacking lanes would be a dedicated VIP Lane or all the same.

Mr. Klump stated that all three lanes would be the same and believes all customers should be treated equally.

A motion was made by Jim McConachie, seconded by Dan Repetowski, that this Public Hearing was Closed. The motion carried unanimously.

[PH16-2213](#)

A Public Hearing on the Annexation and Zoning of Territory for Abbott Land Gateway, LLC

A motion was made by Commissioner Burgess, 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: Abbott Land Gateway, LLC

Type of Review: Annexation and Zoning

Summary:

Abbott Land Gateway, LLC has submitted plans to redevelop the site at Joliet Road and Independence Blvd (IL 53).

The former TJ Lambrecht Clean Construction and Demolition Debris (CCDD) fill site consists of approximately 83 acres in two areas. The upper area is 53 acres at the intersection of Joliet Road and Independence Blvd (IL 53). The lower area is 30 acres. It is at an elevation approximately 80 feet lower than the upper 53 acres and located east of the Commonwealth Edison Transmission towers. The northern 5 acres of the 53 acre portion is in the Village. The balance of the property is unincorporated.

Abbott Land Gateway is proposing to annex the unincorporated 77 acres. They would then rezone the entire territory, including the 5 acres already in the Village, according to the plat of zoning included in the packet. They are proposing an area of B-4, Automotive Service District for a future truck stop, an area of P-B, Planned Business District for a future warehouse, and the lower area of M-2, Heavy Manufacturing District for future industrial and mining uses. These uses generally comply with the 2001 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 Jim McConachie, seconded by Steve Pyle, that this Public Hearing was Closed. The motion carried unanimously.

[PH16-2214](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for Abbott Land Gateway LLC

A motion was made by Petra Burgess, seconded by Steve Pyle, that this Public Hearing was Opened. The motion carried unanimously.

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: Abbott Land Gateway, LLC

Type of Review: Planned Unit Development - General Development Plan

Summary:

Abbott Land Gateway, LLC has submitted plans for the redevelopment of the property on the south side of Joliet Road and Independence Blvd. (IL 53).

The former TJ Lambrecht Clean Construction and Demolition Debris (CCDD) fill site consists of approximately 83 acres in two areas. The upper area is 53 acres at the

intersection of Joliet Road and Independence Blvd (IL 53). The lower area is 30 acres. It is at an elevation approximately 80 feet lower than the upper 53 acres and located east of the Commonwealth Edison Transmission towers. The northern 5 acres of the 53 acre portion is in the Village. The balance of the property is unincorporated.

Abbott Land Gateway is proposing to annex the unincorporated 77 acres. They would then rezone the entire territory, including the 5 acres already in the Village. They are proposing an area of B-4, Automotive Service District for a future truck stop, an area of P-B, Planned Business District for a future warehouse, and the lower area of M-2, Heavy Manufacturing District for future industrial and mining uses.

The B-4 area would have truck stop, truck parking, truck repair, a convenience store with a restaurant and drive-thru, and similar other related uses. As part of this project the developer will be reconstructing the intersection of IL 53 and Joliet Road. The new intersection would create the "fourth leg" of the signal and construct an access road through the site. The truck stop would access the site through this new entrance. Final site, landscape, and engineering plans as well as building elevations would be brought forward for the commission to review at a later date.

The P-B area would have a warehouse distribution building at least 350,000 square feet in size. There is some flexible space that would be either additional building or parking depending on the user. The building would be accessed by the new internal access road. This access road could eventually connect to the south if the Palumbo fill site redevelops. Again, final plans will come forward for approval when they are complete.

The lower area would be zoned M-2, Heavy Manufacturing. The site currently has a metal pole building and a gravel lot on it that was used for trucks. The applicant is proposing to utilize and expand this existing area with similar uses. Due to the location of this area and the difficulty in running Village utilities down to the site, the applicant is asking for a number of code exceptions. These exceptions would allow the site to develop as it is today. The site is not visible from the right of way. It would be accessed by a private road down the hill. This area would also have underground mining that will be addressed in a separate Special Use Permit.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Village Board reviewed the concept plan in September of 2014.

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.

George Maurides, 33 N LaSalle Street, Chicago, IL - sworn

Dean Kelly, 612 S Fifth St., St. Charles, IL - sworn

Chairman Venn asked if the topography of the area is expected to change as the development progresses.

Mr. Maurides explained that the site was previously a fill site and is undergoing testing by engineers they have hired which includes using surge piles to gauge the compaction of the current ground.

This process will help to determine if further compaction will be necessary before any building can take place. The pile has been in place for six months currently.

Commissioner Pyle asked how long the surge pile process will take.

Mr. Kelly stated that they have hired TSC to oversee the process, based on the recommendations a test compaction will take place later this year.

Another test pile will be placed for 100 days and tested again to check conditions for possible building. The test pile will then be relocated to balance the site.

Steve Gulden, Village Manager stated that the Village has worked with the group for several years. This is a challenging piece of property and still has a long way to go but is a gateway to the Village and will improve/clean up the area.

Commissioner McConachie asked if the internal road would be private or dedicated to the Village.

Mr. Maurides stated it will remain a private road until the connection is made, then it will be dedicated to the Village.

Commissioner McConachie asked if IDOT approval is required.

Senior Planner Nathan Darga stated that there is still a very involved process with IDOT to have the intersection approved.

Commissioner Holloway asked about the exception for outdoor storage and what could end up on the site since there is no screening.

Mr. Maurides stated that he expects some type of trucking or contractor yard use.

Senior Planner Nathan Darga also stated that the elevation is 80 ft. lower than the road and whatever is located there will not be visible from Rt. 53 or the internal road.

A motion was made by Petra Burgess, seconded by Dan Repetowski, that this Public Hearing was Closed. The motion carried unanimously.

[PH16-2215](#)

A Public Hearing on a Special Use Permit to Allow Subsurface Mining for Vulcan Construction Materials, LLC at Abbott Land Gateway, LLC

A motion was made by Steve Pyle, seconded by Dan Repetowski, that this Public Hearing was Opened. The motion carried unanimously.

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: Abbott Land Gateway, LLC

Type of Review: Special Use Permit to allow Subsurface Mining

Summary:

Abbott Land Gateway, LLC has submitted plans for the redevelopment of the property on the south side of Joliet Road and Independence Blvd. (IL 53). As part of the overall project, they are asking for a Special Use Permit to allow Underground Mining.

The former TJ Lambrecht Clean Construction and Demolition Debris (CCDD) fill site consists of approximately 83 acres in two areas. The upper area is 53 acres at the intersection of Joliet Road and Independence Blvd (IL 53). The lower area is approximately 30 acres. It is at an elevation approximately 80 feet lower than the upper 53 acres and located east of the Commonwealth Edison Transmission towers. The lower area is adjacent to an existing mine operated by Vulcan Construction Materials, LLC. The existing unincorporated mine site has an open pit mine that is largely mined out and an active underground mining operation. Abbott Land Gateway, LLC is proposing to lease the underground mineral rights to Vulcan on the lower area.

Village Code on mining does not address underground mining. The current code is written for surface mining operations. To address this, the Village, the Village mining consultant, and the applicant have developed a draft special use ordinance for underground mining which is included in the packet. Also included in the packet is Vulcan's application material detailing how they address the various parts of the ordinance. Some of the key topics are listed below:

Blast Monitoring

The current Village limit on ground vibration for surface mining is 0.5 in/sec. The current state limit on air blast is 134 dB. The Village does not have a separate limit on air blast currently.

For this site the proposed limits are 0.3 inches per second on at least 90% of its blasts within any single calendar year, measured at the closest protected structure to the site of the blast which is not owned or controlled by the Operator. No blast may exceed 0.5 in/sec. Air blast shall not exceed 123 dB on at least 90% of its blasts within any single calendar year, measured at the closest protected structure to the site of the blast which is not owned or controlled by the Operator. No blast may exceed 130 dB. Air blast is

included to be comprehensive; there is generally no air blast to measure in underground mines.

Groundwater Protection

The underground mine is confined to the Galena - Platteville Dolomite layer. This layer is below the shallow aquifer that most residential wells are located in and above the deep aquifer that the Village wells are located in. Village staff have toured the mine and found it to be exceptionally dry. They are not currently pumping large amount of water out of the mine. The proposed ordinance has several requirements for preventing contamination of the deep aquifer and requirements for additional monitoring if groundwater is encountered.

Surface Activity

All of the surface activity such as crushers, conveyors, stockpiles, etc. currently occur in the existing unincorporated section of the mine. That is not proposed to change. There will be no mine related surface activity on the portion in the Village.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Village Board reviewed the concept plan in September of 2014.

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 SUP.

Recommendation:

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

George Maurides, 33 N LaSalle, Chicago, IL - sworn

Chairman Venn who does the training, implementation and,auditing for the confined space entry program.

Richard Spry, 1000 E Warendville Rd., Naperville, IL - sworn

Mr. Spry stated that Vulcan does their own training and has a staff of specialists are extremely regulated on how things are done.

Mr. Maurides passed out a flyer to all the Commissioners with information on Vulcan.

Chairman Venn asked who the first responder in this area would be.

Senior Planner Nathan Darga stated that in the unincorporated area Lemont would be the

first responder and Romeoville would be responsible for the annexed parcel on the surface.

Commissioner Burgess asked if Vulcan has there own emergency response unit.

Senior Planner stated that Vulcan has a very extensive emergency procedure.

Mr. Maurides showed the Commissioners a drawing of an underground mine in Barclay in close proximity expensive homes and many residents are unaware of what is going on.

Mr. Maurides stated that underground mining has been going on at the current location since 2003 approval will extend the life of the reserves without any additional truck traffic in the area and will help generate a source of revenue to develop the site.

Mr. Maudries showed an ariel photo of Lexington, KY and told the Commission that there is currently an underground mine right below the city.

Mr. Maudries stated that the Village has done extensive research and hired experts to help develop the new ordinance.

Senior Planner Nathan Darga stated that the current ordinance only addressed surface mining not underground mining and that why the new ordinance was developed.

Mr. Maudries also stated that there is a spill control plan and plan to close the mine in place.

Commissioner Pyle asked how long this would extend the life of the current mine.

Mr. Maudries stated that it would depend on market conditions.

Stavros Spandonidis owner Mongo McMichaels, 665 Meadowdale, Romeoville, IL - sworn

Mr. Spandonidis asked how big the current mining area is.

Mr. Maudries stated that it is 98 acres.

Mr. Spandonidis asked who would be responsible for the monitoring the mine activity.

Senior Planner Nathan Darga stated that there is a blast monitoring plan in place monitoring device will be placed in the closest structure by a third party monitoring company that will report to the Village.

John Jansen, 5939 Wausaukee Rd. , West Bend, WI - sworn

Mr. Jansen stated that is an extensive section on blast monitoring and the standards are much more stringent than State Standards.

The applicant is responsible for following the protocol and setting up the monitoring of the blasting. The results will be shared with the Village on a weekly or monthly basis.

Chairman Venn asked if the results would be part of the public record.

Staff stated that they would.

A motion was made by Steve Pyle, seconded by Dan Repetowski, that this Public Hearing was Closed. The motion carried unanimously.

6. NEW BUSINESS

[ORD16-1290](#) An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances

**B-3 Zoning District
Adding New Automobile Dealership as a Special Use**

Attachments: 16-004 B-3 Text Amendment B-3 RVBA

[Text Amend Web Packet](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1291](#) An Ordinance Approving a Special Use Permit for a new automobile dealership in the B-3 Zoning District and a Planned Unit Development - Final Development Plan for Romeoville Toyota

Attachments: 16-004 TOYOTA FDP RVBA

[VB Web Packet 7-6-16](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Burgess, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1297](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Romeoville Express Car Wash

Attachments: [Express Car Wash Web Packet VB 7-6-16](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1292](#) An Ordinance Approving the Annexation of Territory for Abbott Land Gateway, LLC

Attachments: [ORD 16-1292 Exhibit A petition](#)
[ORD 16-1292 Exhibit B plat of annexation](#)
[ORD 16-1292. 1293, 1294 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 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1293](#) An Ordinance Approving the Zoning of Territory for Abbott Land Gateway, LLC

Attachments: [ORD 16-1293 Exhibit A plat of zoning](#)
[ORD 16-1292. 1293, 1294 PZC Report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1294](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Abbott Land Gateway, LLC

Attachments: [ORD 16-1294 Exhibit A plans](#)
[ORD 16-1294 Exhibit B upper area](#)
[ORD 16-1294 Exhibit C lower area](#)
[ORD 16-1292. 1293, 1294 PZC Report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1295](#) An Ordinance Authorizing a Special Use Permit to Allow Subsurface Mining for Vulcan Construction Materials, LLC at Abbott Land Gateway, LLC

Attachments: [ORD16-1295 Exhibit B](#)
[ORD 16-1295 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 7/6/2016. The motion carried by a unanimous vote.

[ORD16-1301](#) An Ordinance Vacating Certain Village Right of Way and Easements for Airport Industrial Center (Seefried)

Attachments: [ORD 16-1301 Plat of Vacation](#)

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: Airport Industrial Center (Seefried)

Type of Review: Plat of Vacation

Summary:

Seefried Properties has submitted a Plat of Vacation to vacate the street and easements in Airport Industrial Center.

The Seefried project was approved in May 2016. The plan called for combining the existing lots to assemble a larger parcel. This plat vacates the street right of way and easements so that the new building can be built.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

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.

Recommendation:

The Development Review Committee is recommending approval.

A motion was made by Commissioner Burgess, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

[RES16-2137](#) **A Resolution Approving a Final Plat of Subdivision for Airport Industrial Center Consolidation (Seefried)**

Attachments: [RES 16-2137 Plat of Sub](#)

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: Airport Industrial Center Consolidation (Seefried)

Type of Review: Final Plat of Subdivision

Summary:

Seefried Properties has submitted a final plat of subdivision to consolidate the lots at Airport Industrial Center.

The Seefried project was approved in May 2016. The plan called for combining the existing lots to assemble a larger parcel. This plat creates the new larger lot.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

The Development Review Committee recommends approval contingent on compliance with all staff comments.

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 7/6/2016. The motion carried by a unanimous vote.

PROJ16-065 A Concept Plan for DCT at 5 Greenwood

4

Attachments: [DCT Concept Plan](#)

Senior Planner Nathan Darga read the Project Compliance Report

Description/Title: DCT at 5 Greenwood

Type of Review: Concept Plan

Summary:

DCT has submitted plans for a Redevelopment Project at 5 Greenwood.

The National Fiberglass building at 5 Greenwood is closed and vacant. DCT is proposing to demolish the building and redevelop the site with a new precast concrete structure.

The new proposed building is approximately 140,000 square feet. It has 138 car parking spaces. There are no trailer parking spaces away from the building. There are also no truck docks facing Greenwood. The rear of the building has 24 docks and 21 trailer positions. There are two access points along Greenwood Avenue. The eastern access will line up with Parkwood Avenue. The current parking lot has no setback. DCT is proposing a minimum of 10 feet for a setback along Greenwood. This would be an exception to code but an improvement over current conditions.

The existing building and lot have no stormwater detention. They predate both the county and the Village stormwater ordinances. As a result, the new building has to provide detention for the entire project. The Village owns several vacant lots to the south of this site, next to our Public Works Facility. These lots currently have a small pond on them. DCT is proposing to expand the Village ponds to take the water from this development. The Village is offering up this land for detention in lieu of a TIF redevelopment incentive.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Jess Knigge, DCT Industrial, 2215 York Road, Suite 405, Oak Brook, IL - sworn

Chairman Venn asked if the retention area was a wetland.

Senior Planner Nathan Darga stated that it was not.

Mr. Knigge stated that it will be a dry pond and the proposed improvements will bring the pond area to what it should be for all the lots in the area.

This Project was discussed

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Have a happy and safe 4th of July

10. COMMISSIONER'S REPORT

Happy and safe 4th of July to all

11. VILLAGE BOARD LIAISON REPORT

Happy and safe 4th of July to all.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

None

13. ADJOURNMENT

A motion was made by Rich Holloway, seconded by Steve Pyle, that the meeting be adjourned. The motion carried unanimously.