

Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1310

An Ordinance Approving a Special Use Permit/Special Use Permit for a Planned Unit Development – Final Development Plan for Valley View 365U Community School District Administration Center

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

On August 23, 2016, the Planning & Zoning Commission held a Public Hearing to discuss and consider the 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.

Assistant Community Development Director, Josh Potter, read the Project Compliance Report. He reported the following:

Para Romeoville LLC has filed zoning requests to allow the vacant commercial building site located at 801 Normantown Road to be developed into the Valley View 365U Community School District Administration Center. The Valley View 365U Community School District (Valley View School District) is in the process of entering into a long-term lease with Para Romeoville LLC. The requests would also allow the vacant property located at the southwest corner of Normantown Road and Michigan Drive to be developed as a parking lot for the Valley View School District Administration Center.

The specific zoning requests include: a Special Use Permit for a governmental service use in the B-2, Community Shopping Zoning District and in the P-1 Public/Private Land Conservation Zoning District; and Special Use Permit for a Planned Unit Development – Final Development Plan for the development of the School District Administration Center and off-site parking lot.

Existing Commercial Site

The existing commercial site located at 801 Normantown Road is zoned B-2, Community Business and is developed with a vacant commercial strip building consisting of 26,670 square feet on 2.1 acres. The building was constructed in 2008 and has sat vacant with the exception of one small tenant that lasted only a few months. The site has had several property maintenance issues since it was built. Valley View School District is proposing to build-out the space with offices and classrooms for its Early Childhood Center. A governmental service use is a special use in the B-2, Community Business District.

A total of 25 parking spaces are proposed to be added to the existing parking lot in the front yard of the site. The additional parking brings the total amount of parking on the site to 95 spaces. A code exception to reduce the required setback from 20 feet to 0 feet is required to accommodate the parking expansion. In addition, a code exception is requested to reduce the parking stall dimensions from 9.5 feet by 18 feet to 9 feet by 17 feet for some of the spaces in the front yard. Also, a slight right-of-way encroachment is being requested for a portion of the parking lot expansion. An encroachment license/agreement will need to be finalized to allow the encroachment.

Additional landscaping is also being proposed around the site with an emphasis on screening the south end of the site from the adjacent residential properties. Existing landscaping will be revitalized and replaced to bring up the aesthetics of the site in keeping with Valley View School District standards. The Valley View School District met with the adjacent neighbors at two different meetings and has provided a landscape plan that is the result of the neighborhood feedback. The south property line will include additional planting beds and a decorative aluminum fence along the property line.

Other improvements to the commercial site include new masonry enclosures for the dumpsters and new LED site lighting, including full cut-offs for the wall lighting.

Proposed Parking Lot Site

The Valley View School District is proposing to develop a parking lot located on the vacant lot at the southwest corner of Normantown Road and Michigan Drive. The property consists of 0.54 acres and is currently zoned R-3, Single Family Residential. The rezoning request would rezone the property to P-1

Public/Private Conservation District. A government service use is a special use in the P-1, Public/Private Conservation District. The zoning of the site only allows the parking lot in connection with the proposed public use of the property.

The plan includes a total of 38 parking stalls for the site and a single driveway off Michigan Drive. The parking lot has been located as far northeast on the site as possible to locate it as far away from the adjacent residential properties as possible. As such, code exceptions to reduce the setbacks from the Normantown Road and Michigan Drive sides are being requested. In addition, code exceptions to reduce the parking stall width from 9.5 feet to 9 feet and a code exception to reduce the drive aisle from 26 feet to 24 feet are being requested. Both are considered standard dimensions for a small stand-alone parking lot.

A significant buffer is proposed on the south and west sides of the parking lot to screen the neighbors as much as possible. As mentioned above, the Valley View School District met with the neighbors at two meetings and the proposed landscaping on the south and west sides are the result of those meetings. On the south side, a 25 foot setback from the parking lot to the property line is provided. Within the setback, a 2-3 foot berm is being proposed with a row of evergreen trees and a 6-foot solid fence on top of the berm. Stone outcroppings and additional plantings are proposed along the perimeter of parking lot. On the west property line, a 35-foot buffer is provided with a row of evergreen trees, stone outcroppings and other plant material located along the perimeter of the parking lot.

Two freestanding light fixtures are proposed at the endcaps of the middle parking row. These lights will be LED and will include a dimming system so that the lights can be dimmed when the parking lot is not in use.

Code Exceptions

The following Code Exceptions are being requested at this time. Staff is in general agreement with the exceptions because it allows the School District to develop a plan that enhances the site and increases the amount of screening provided adjacent to the residential properties, south and west of the site.

1. Section 159.70(E)(4)(b). Parking is permitted within the required front yard in the B-2 District. A reduction from 20 feet to 0 feet in some sections of the expanded parking lot.
2. Section 159.55(F)(2). Parking is permitted within the required side yards in the P-1 District. A reduction from 25 feet to 0 feet in some sections of the off-site parking lot on Lot 28.
3. Section 159.030(D)(6). To not require a landscape island at the end of the middle parking row of the off-site parking lot on Lot 28.
4. Section 159.108(C)(1). To reduce the minimum parking stall size from 9.5 feet wide to 9 feet wide. Also, to reduce the length from 18 feet to 17 feet in the expanded parking row on the existing commercial site.
5. Section 158.027(A)(2)(g)2.a. To reduce the required 100 feet between the centerlines of the driveways on Michigan Drive.

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

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

Michael Lopez, Valley View School District, 755 Dalhart Ave. Romeoville, IL - Sworn

Kumar Prathipati, Para Custom Homes LLC, 1700 Park Street, Suite 203 Naperville, IL - Sworn

Kyle Buck, PE Wight & Company, 2500 North Frontage Road Darien, IL - Sworn

Chairman Venn asked if the School District was confident that the 38 additional parking spaces would be sufficient and there would not be overflow parking into the neighborhood.

Mr. Lopez stated that this has been discussed and the School District feels it will be enough parking for the planned use of the building.

There will be around 80 employees and additional employees from time to time for Professional Development Training. If necessary the parking lot at Lukancic School could be used and people could be shuttled to the site if necessary.

Chairman Venn asked if everyone is confident with the drainage for the site.

Assist Chairman Venn asked if there would be one main entrance for the building.

Mr. Lopez stated that there would be one in the center of the building with windows being added in the back of the building to expand the office space. Employee entrances will also be added on the east and west side of the building.

Commissioner Hoffman asked if there was any consideration given to the vacant parcel to the east of the site.

Mr. Lopez stated that the current landlord owns the property for the proposed parking lot. The parcel to the east has a different owner.

Ken Ivaska, 638 Michigan Dr., Romeoville, IL – Sworn

Mr. Ivaska asked why the School District is building another parking lot when there is a school approx. 100 yards away with a lot that is not usually filled. Mr. Ivaska is worried about the additional traffic that will be created at the entrance to the subdivision.

Mr. Ivaska is concerned that the tree line along the lot will be taken out.

Mr. Ivaska is concerned about the drainage in the area. There were homes in the area that were flooded several years ago and he wonders if the storm sewer will be able to handle the water.

Mr. Ivaska asked if anyone has looked into the additional traffic in the area and how it could affect all the children that walk home in the area.

Chairman Venn stated that the increased traffic is a concern with all the children that walk in the area. Chairman Venn asked that Trustee Richards pass this along to the Police Department.

Chairman Venn asked about the drainage concern again.

Assistant Director Potter stated that it was determined the flooding event that happened in the area a few years ago was the result of a clogged storm inlet in the industrial park to the north. As a result water drained overland in the back yards of property along the drainage path. The industrial property owner repaired the inlet and the Village initiated an annual pond inspection program to make sure things are clean and working properly.

Kyle Buck stated that the new lot is designed to drain to the middle of the lot where there will be two drain structures and underground ponding in the middle. The water will then be released into the Village storm sewer at the appropriate rate.

Chairman Venn asked about the lighting concern.

Mr. Lopez stated that the School District is going to replace the lighting with LED lights and they will be able to control the brightness from 0 to 100 percent. The School District will work with the residents to adjust the lighting on the building while keeping safety concerns in mind.

Mr. Ivaska asked about the possibility of replacing the proposed vinyl fence with wrought iron or open fence to help with air flow and reduce the tagging possibility.

Mr. Ivaska asked what will be done with the sign at the entrance to the Lakewood Estates Subdivision.

Assistant Director Potter stated that the plan is to relocate the sign to the south end of the property. The only other alternative would be to look at relocating it on the public right of way.

Chairman Venn asked about the existing tree line on the west side of the property.

Assistant Director Potter stated that the School District is not planning to remove the tree line.

Mr. Glen Cucci, 642 Wild Indigo Ave., Romeoville, IL - Sworn

Mr. Cucci asked if the proposed parking lot is really needed and would like to see if shuttling people from the school would work before building the lot.

Mr. Cucci asked how many spots there would be totally with the existing building and the new lot.

Assistant Director Potter stated that there would be 98 at the building and 38 in the new lot.

Mr. Lopez stated that there would be approximately 80 employees during the day from approximately 7:00 AM to 4:30 PM. The additional lot would be used for additional staff attending professional development.

Mr. Cucci asked if this site would have people year round.

Mr. Lopez stated that yes the employees at this site work 12 months.

Mr. Daniel Wirkus, 808 Winnebago Ct., Romeoville, IL – Sworn

Mr. Wirkus asked if the rezoning of the property would have any effect on the property values in the area.

Assistant Director Potter stated that in his opinion it would not.

Mr. Wirkus is concerned about the bright lighting on the back of the building since his property backs up to the site.

Mr. Wirkus asked about the drainage, he has several sump pumps he has to run to make sure his basement does not flood and is concerned about what this project will do to the ground water.

Mr. Wirkus asked about the fence that is proposed to be put in on the back side of the building. The lot lines are not level; there is a four foot retaining wall on the back of his property and this would leave a two foot gap between. Mr. Wirkus is concerned on how the landscape maintenance would be done.

Mr. Lopez stated that they are still working out the details on the fence and would work with the residents to make sure it is able to be maintained.

Motion to close: McConachie, second Repetowski

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 except as modified by the PUD (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1310 contingent on compliance with staff comments.

Motion by: Commissioner McConachie
Seconded by: Commissioner Holloway

Roll call of the membership present the 23rd day of August, 2016 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

Steve Pyle	ABSENT	David Venn	AYE
Dan Repetowski	AYE	Rich Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on August 23, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission