
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1321

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Venture One at 1200 Schmidt Road

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

Venture One Acquisitions, LLC has purchased the vacant land north of the Kehe Foods Building. They are proposing a spec warehousing / industrial building for the site.

On September 27, 2016, 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.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that Kehe Foods is selling their property. The existing building will be sold to a group called Grammercy who will lease it back to Kehe. The vacant land to the north of the building is being sold to Venture One. The building is planned to be 271,701 square feet in size. They plan to build 202 car parking spaces. They are proposing 54 trailer parking spaces away from the building on the south side. They are also showing 51 truck docks. Access is off of Schmidt Road.

A detention pond has been located at the front of the building along Schmidt Road. The site will be landscaped around the building and in parking lot islands. The building is precast construction with the possibility for four units with office space.

The applicant has provided a list of proposed variances. In order to fit the pond and fire lane around the front of the building, they are asking to reduce some parking lot setbacks. Due to limited space on site and the pond planting requirements, they will be paying fee in lieu of for replacement trees.

Mr. Jeff Raduechel, Venture One Real Estate, 9500 Bryn Mawr Ave. Rosemont, IL was sworn in. Chairman Venn asked about Variance Request No. 2 - he is concerned about the aerator being installed in the pond and making sure it is working to help with mosquito abatement.

Senior Planner Darga stated that part of the variance is intended to make the pond nicer and shift the landscaping due to the fire access road.

Chairman Venn asked who is responsible to determine the size of the aerator needed and for the maintenance.

Senior Planner Darga stated that the owner of the property would be responsible for maintenance of the

pond and aerator. The Community Development Department is responsible for Commercial Code and would contact the owner if there were problems with it operating properly.

Senior Planner Darga stated that per code aerators are not required and there is debate on the use of naturalized ponds vs. using aerators, as long as the detention volume is met. Also, there is nothing in the code about the size or use of aerators.

Commissioner Hoffman asked what the size of the retention pond is.

Mr. Mark Zaprzalka, Jacob & Hefner Associates, 1910 Highland Ave, Suite 100, Lombard, IL was sworn in.

Mr. Zaprzalka stated that the pond is roughly three acres in size.

Chairman Venn asked about Variance No. 6 - if no curb and gutter would be okay with erosion control. Senior Planner Darga stated that this is only on the area where the restricted fire lane is located and no regular traffic would use the road.

Commission Pyle asked on Variance No. 2 if the installation of the aerator is tied to the variance approval.

Mr. Zaprzalka stated that all the required plantings are in place as shown on the landscape plan; the aerator was added if the owner wanted to have one.

Commissioner Pyle stated that the language was vague and would like to have it stated differently so it is required or not required.

Chairman Venn agreed and would like to see an aerator in place as would Commissioner Pyle.

No other commissioner had any questions.

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 16-1321.

Motion by: Commissioner Burgess
Seconded by: Commissioner Scieszka

Roll call of the membership present the 27th day of September, 2016 with the following vote:

5 members voting AYE
0 members ABSTAINING

0 members voting NAY
2 members ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	ABSENT
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on September 28, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission