
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1358

An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for the Spangler Property (Pizzuti)

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

The Pizzuti Companies, represented by Mike Chivini, purchased the 80 acre Spangler property off of Taylor Road.

On March 14, 2017, the Planning & Zoning Commission held a Public Meeting 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 the Spangler parcel was approved as a General Development Plan in 2014 (ORD14-1132). Since that time the developer has completed the mass grading of the site and constructed the stormwater ponds. As part of that process, the developer had to work with FEMA on the floodplain, work with the FAA due to the proximity of the airport, and work with the Village for compliance to the stormwater ordinance.

The FAA requires ponds to empty faster than the Village Stormwater code. This is to prevent wildlife such as geese from being attracted to areas around runways. The Village is deferring to the FAA standard on this property as it is at the end of the runway. The ponds are complete and functioning within FAA standards. The FEMA Letter of Map Revision (LOMR) has been issued. This variance is the final piece of the regulatory puzzle for the applicant.

Jason Snyder, Jacob & Hefner, 1333 Butterfield Rd., Ste. 300, Downers Grove, IL was sworn in. Chairman Venn asked if the Commission has seen the final PUD on this project. Senior Planner Nathan Darga stated that the Commission looked at the plan in 2014. No building has been done on the area to date.

Chairman Venn asked how the flow rate is raised on such a project. Mr. Snyder stated that the project is done to Village of Romeoville and Will County Standards. The required restrictor is opened up more to increase the flow rate required by the FAA.

No one from 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 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 17-1358.

Motion by: Commissioner Burgess
Seconded by: Commissioner Scieszka

Roll call of the membership present the 14th day of March, 2017 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 members ABSENT and not voting.

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

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| David Venn | AYE |
| Rich Holloway | AYE |
| Jim McConachie | AYE |

MOTION Carried.

Respectfully submitted on March 16, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission