
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1359

An Ordinance Approving the Annexation of Territory for the Natural Gas Pipeline Company of America, LLC (Kinder Morgan)

ORD 17-1361

An Ordinance Approving the Zoning of Territory to P-1, Public / Private and Land Conservation District for the Natural Gas Pipeline Company of America

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

Natural Gas Pipeline Company of America, LLC (Kinder Morgan) has petitioned to annex the pipeline property that runs from Renwick Road to Normantown Road.

On March 28, 2017, 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 and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the property is divided into 11 parcels totaling approximately 29 acres. The property currently has three (3) large natural gas pipelines running through it. The lines are 30", 42", and 24" in diameter. They were installed in the 1970's. The property is currently unincorporated and under Will County jurisdiction. The Village has been mowing the section of pipeline between Marquette's Estates and Marquette's Landing at its own expense as a service to the residents in those subdivisions.

At the Village request, Kinder Morgan has agreed to annex the property. This will allow for the orderly growth of the Village, help with future annexations, and allow our police to patrol the area. The Village is also pursuing a grant for a bike path to run from Normantown Road to Taylor Road. This path would connect the existing path on Normantown Road, the existing path on the Com Ed ROW, and the existing path along Taylor Road. It would also provide a connection to Columbus Park and Volunteer Park. The annexation of the property will allow this project to move forward.

Finally, some of the utilities currently located in the Weber Road ROW will likely be relocated to this property. The Will County Department of Transportation is requiring the utilities to move as part of the Weber Road widening project that is getting underway this year. In particular, the 8' line owned by Oneok will likely move to this corridor.

Chairman Venn asked where the grant money for the bike path would come from. Senior Planner Darga stated that it would be and IDOT Grant.

Chairman Venn asked if there would be any digging for the path. Senior Planner Darga stated that it would be minimal excavation, placement of gravel and paving of the bike path. There will also be some digging and boring when the utilities are relocated.

Chairman Venn asked about how this annexation by the Village might affect the Normantown Road Apartments Project for access at the light at Brunswick and Normantown. Senior Planner Darga stated that this will actually help the project and has been looked at by staff.

Marc Hopson, 1223 Grand Blvd., Romeoville, IL was sworn in.

Mr. Hopson asked how often the pipelines were inspected. Senior Planner Darga explained that the natural gas pipelines are protected in several ways and are in good shape.

Mr. Hopson asked if the bike path would have any effect on property taxes. Trustee Liaison Richards stated that the Village budgets for this type of project and will not be a burden to the tax payers.

Mr. Hopson asked if the area between Marquette Estates and Normantown/ I 55 (wetland) is public land. Senior Planner Darga stated that most of the wetland area is owned by the Village.

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 17-1359.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Repetowski

Roll call of the membership present the 28th 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.

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

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1361.

Motion by: Commissioner Holloway
Seconded by: Commissioner Pyle

Roll call of the membership present the 28th 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.

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

David Venn	ABSENT
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on March 30, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission