
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1412

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for IDI at Gateway

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

Industrial Developments International, LLC or IDI has applied for a Final Development Plan review for a new warehouse / industrial building at lot 2 in the Gateway Subdivision on the south side of Joliet Road and Independence Blvd. (IL 53).

On October 10, 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, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that Abbott Land Gateway annexed the former TJ Lambrecht Clean Construction and Demolition Debris (CCDD) fill site at Joliet Road and Independence Blvd. (IL 53). A General Development plan was approved in July of 2016 as ORD 16-1294. This GDP showed a retail / truck stop area along the road frontage and a warehouse area in the rear. IDI has purchased lot 2 of the development and is submitting the FDP for the warehouse area.

The proposed building would be 351,870 square feet. It would have truck docks and trailer parking in the rear and car parking facing the internal access road. 287 car parking spaces and 65 trailer spaces have been provided. The road is currently planned to be private but may become public if it connects with the property to the south. The building is pushed as close to the access road as possible while still maintaining room for utilities and a fire lane. This is because of the large cliff to the rear of the property. To accomplish this, the developer has asked for several code exceptions. These are included in your packet.

The building will be constructed of precast with glass office features at the corners. Landscaping has been provided as much as possible given the many conflicts with utilities and grading on this site.

Matt Kramer, Jacob Hefner & Associates, 1333 Butterfield Road, STE 300, Downers Grove was sworn in.

Chairman Venn asked what the plan is to prevent anyone from interacting with the 60 ft. drop off.

Mr. Kramer stated that the whole site is surrounded by a chain link fence and barrier curb and lighting.

Chairman Venn asked how surface run off and detention from getting into the subsurface mining area.

Planner Darga stated that all the storm water will be collected and routed down a pipe to a settling basin at the bottom and discharged out into the ponds below.

Chairman Venn asked if there would be a bridge between the sections.

Planner Darga stated that there is an access road that comes down the hill that would be used if the lower area needs to be maintained.

Commissioner Pyle asked if the holding pond was located on the Comed property?

Planner Darga stated that it is not.

Commissioner Scieszka asked about the private internal road and if it was being built to the design standards required by the Village if it is turned over to them.

Planner Darga stated that it was.

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 17-1412.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10th day of October, 2017 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	ABSENT

MOTION Carried.

Respectfully submitted on October 11, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission