
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1427

An Ordinance Approving the Annexation of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

ORD 17-1428

An Ordinance Approving the Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

ORD 17-1429

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

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

Duke Realty Limited Partnership has applied to annex three (3) tracts of land along the north side of Renwick Road, formerly known as the Brady and Cronin parcels.

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

Senior Planner, Nathan Darga, read the Project Compliance Reports. He reported that the property is approximately 79.95 acres and lies just to the west and south of the current Village limits. The property will be annexed, zoned P-B, Planned Business, and have a Planned Unit Development – General Development Plan approved.

ORD 17-1427 annexes the property to the Village.

ORD 17-1428 approves P-B, Planned Business zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

ORD 17-1429 approves a General Development Plan (GDP) for the whole site. This will govern the development of the entire property and list the exceptions to Village Code granted for the project. The Final Development Plans for the individual buildings would be reviewed and approved by staff so long as they remain consistent with this GDP. Any additional code exceptions, changes to the building, or other

major changes to the PUD would require the applicant to come back to the Commission for approval. Duke is pursuing the properties to the west of this site as well. They are still negotiating those properties so they are not part of this approval. If Duke gets those properties under control they would come back to the Commission and Board with another annexation and PUD.

The GDP shows three options for the building layout. All three are in the same footprint and would have the same setbacks, stormwater management, and utility layout. All three buildings would be precast construction with office areas located in the corners.

- Plan A envisions 1,299,098 square feet of building of which 271,890 would be future expansion. The plan calls for up to 220 docks, 387 trailer spaces, and 520 car parking spaces.
- Plan B is the same as Plan A but with 483,360 square feet being future expansion. Plan B also has fewer trailer spaces and more car parking spaces.
- Plan C has the building in the same area but would create two permanently separate buildings. This brings the total square footage down to 1,178,257. Total for both buildings would be 214 docks, 244 trailer spaces, and 829 car parking spaces.

The applicant is requesting several exceptions to Village code. The exceptions along with their justification are provided in the packet. Many of the exceptions are due to the proximity to the airport. The Federal Aviation Administration has detailed guidelines for construction of ponds around airports. These guidelines are designed to minimize conflicts between wildlife (mainly geese) and airplanes. The guidelines call for dry bottom ponds that drain quickly. This conflicts with the Village and County stormwater ordinances. By granting these exceptions the Village is deferring to the FAA. The Village has granted these stormwater exceptions on the Mostyn, Spangler, and Airport projects in the past.

The site is accessed off of Renwick Road. Renwick Road is a County Highway and not under Village control. The applicant will be adding turn lanes and deceleration lanes as required by the county. The Village is requesting a bike path along the frontage of the property. This will eventually connect the path on Pinnacle Drive to Lewis University. The developer would only be responsible for their section.

Will Freve of Duke Realty 1301 W. 22nd Street Oak Brook, IL was sworn in.

Chairman Venn asked what the height of the building would be.

Mr. Freve stated that the buildings have what is called a 36 ft. clear height inside. The exterior would be 42 ft. with a few feet taller on the corners with vertical accents.

Commissioner Scieszka asked about exception #7 (outdoor trailer storage) and why they want to exceed the maximum number of 1.5 docks for outdoor storage. His concern is for the future expansion and what would stop that area from becoming outside trailer storage as currently written. He would like to see a cap on the number allowed.

Planner Darga stated that the commission can be specific about the number of outdoor storage for trailers.

Mr. Freve stated that he would be okay with abiding by the plan presented tonight with the number of 387.

Planner Darga stated that he would put the exact number in.

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).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1427.

Motion by: Commissioner Burgess
Seconded by: Commissioner Holloway

Roll call of the membership present the 28th day of November, 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
Richard 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 17-1428.

Motion by: Commissioner McConachie
Seconded by: Commissioner Pyle

Roll call of the membership present the 28th day of November, 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
Richard 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 17-1429 contingent on compliance with staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Holloway

Roll call of the membership present the 28th day of November, 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
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on November 30, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission