

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, August 14, 2018

7:10 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Associate Member Gary Hoffman, and Associate Member Dawn Sakalas
- Absent** 1 - Commissioner Rich Holloway

3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Steve Pyle, that this Agenda be approved. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that the July 10, 2018 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) **PZC Minutes July 10, 2018**
[6](#)

Attachments: [PZC Minutes 7-10-2018](#)

5. PUBLIC HEARINGS

[PH18-2278](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Interland Transportation at 1315 Lakeside Drive**

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Interland Transportation at 1315 Lakeside Drive

Type of Review: Planned Unit Development - Final Development Plan

Interland Transportation is a trucking company that is currently located in a multi-tenant building at 1312 Marquette Drive. They are looking to expand their operations and build a new building to house their office, warehouse, and truck maintenance operations. They have chosen the two remaining vacant lots in the Marquette Industrial Park on Lakeside Drive.

The proposed building would be 26,860 square feet. It would have approximately 8,000 square feet of offices in the front and warehouse and truck maintenance areas in the rear. It would be accessed with two curb cuts off of Lakeside Drive. Additionally, the applicant has acquired an easement with the property to the east (Magid) for a fire access only connection on the northeast side of the building. 32 car parking spaces are located in front of the building by the office and 14 are located in the rear. 4 Drive in doors and 4 docks are located on the south side of the building. They are proposing 10 trailer spaces which meets code. There are two proposed code exceptions included with the PUD for curb cut location and width. Staff supports these exception due to the site being in an existing business park. The applicant has no control over where curb cuts were previously granted.

The building would be precast construction. The office area is upgraded with height projections and windows.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning and Zoning Commission viewed the Concept Plan on May 8, 2018.

The Village Board viewed the Concept Plan on May 16, 2018.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Matt Cotherman, Interland 9450 W. Bryn Mawr, Rosemont, IL - Sworn.

Chairman Venn asked if there would be and diesel fuel or solvents stored in the facility.

Mr. Cotherman stated that there would not.

Commissioner Pyle asked if all trash enclosures would be in the interior of the building.

Mr. Cotherman stated that as of now they are but if that changes they would come before the board to ask for location and will provide proper screening.

6. NEW BUSINESS

[ORD18-1495](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Interland Transportation at 1315 Lakeside Drive**

Attachments: [ORD 18-1495 Exhibit A](#)
[ORD 18-1495 Exhibit B](#)
[ORD 18-1495 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 9/5/2018. The motion carried by a unanimous vote.

[RES18-2542](#) **A Resolution Approving a Final Plat of Easement for PAL Group Stormwater**

Attachments: [RES 18-2542 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 9/5/2018. The motion carried by a unanimous vote.

[RES18-2553](#) **A Resolution Approving a Final Plat of Easement for S-Cubed at 645 S. Weber Road**

Attachments: [RES 18-2553 Exhibit A](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Resolution be Recommend for Approval to the Village Board on 9/5/2018. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Thank you Gary Hoffman for your service on the Planning Commission and good luck on the Police and Fire Commission.

11. VILLAGE BOARD LIAISON REPORT

Thank you Gary Hoffman for your service on the Planning Commission and good luck on the Police and Fire Commission.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Interim Director Josh Potter stated that the Planning Commission will have a meeting on 8/28/2018 for Viga Design and the Romeoville Truckwash Final Development Plans. Also Josh Potter announced to the Commission that Steve Rockwell has retired as of 8/3/2018 and he has been appointed as Interim Director. Interim Director gave a brief update on current projects.

13. ADJOURNMENT

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Meeting be Adjourned. The motion carried by a unanimous vote.