
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1497

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Viga Design and National Express Carriers

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

Viga Design has applied for a concept plan review for a new industrial building in the Airport Industrial Center.

On August 28, 2018, 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 Viga Design creates and installs custom graphics on commercial fleets. They are looking to expand their operations and build a new building to house their designers and the equipment for painting on the logos. They have chosen the four remaining vacant lots in the Airport Industrial Center.

The proposed building would be 25,600 square feet. It would have offices in the front and production areas in the rear. It would be accessed with two curb cuts off of Chicago Tube Drive. 43 car parking spaces are located in front of the building. Drive in doors are located on both the east and west sides of the building to allow trailers to be pulled in, painted and pulled out in an efficient manner. They are proposing 19 spaces large enough for a tractor and a trailer and 54 trailer only spaces for a total of 73. This is more than code would allow and will require an exception in the PUD. Since the business is painting trailers, staff found this request to be reasonable. They are also requesting to reduce the parking setback from 5' to 3.5' on the western property line along the pond. It is standard practice in the surrounding industrial areas to reduce parking setbacks next to ponds.

The building would be precast construction with the main entryway in the middle. At staff's request, they have added a height projection and an awning to the entry area to enhance this façade

Al Rugienius, 930 Oldfield Rd. Downers Grove, IL was sworn in.

Chairman Venn asked where the employees will park and how many there will be. Mr. Rugienius stated that they would park in the front of the building and there could be up to 27 employees at peak times.

Chairman Venn asked if the Fire Department is okay with all the turning radii. Mr. Darga stated that they are.

Commissioner Scieszka asked what the other sides of the building would look like. Mr. Darga explained what they would look like with roll up doors, doors and a dock, and the back is a plain wall that faces the pond.

Commissioner Repetowski asked if the truck trailers would be sprayed in the building. Mr. Rugienius stated that there would be no painting in the building, everything is vinyl graphics and the main business in truck trailers

No other commissioner had any questions. No members of 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 (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 18-1497 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 28th day of August 2018 with the following vote:

5 members voting AYE
0 members ABSTAINING

0 members voting NAY
2 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on August 29, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission