
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1498

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for the Gateway Truck Wash

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

O & I Ventures LLC has applied for a Final Development Plan for a new truck wash facility in the Gateway development.

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 the proposed building would be located just south of the new access road being built into the Gateway Development (Abbott Road). This is the last remaining lot in the development. At the time the GDP was approved there was not a user for this site and it was zoned P-B, Planned Business. Staff has decided to leave that zoning designation and approve the use in this PUD.

The site itself would be primarily accessed from the internal access road. Trucks would enter, maneuver to the north side of the building and pull in. The trucks would be washed inside the building and then exist the south side. Due to the extensive truck maneuvering that is required to enter the building, staff asked for turning exhibits to demonstrate all the movements. They are included in your packet.

The applicant is requesting a 50% reduction in the building setback along IL 53 from 50' to 25'. This is to help with the truck maneuvering mentioned above. The ROW has already been dedicated for the road project so staff does not object to this exception. The parking lot setback would match the building in front.

The elevations have been improved since the concept plan. The color scheme has been revised to better match Thorntons. Additional height projections have been added to the IL 53 façade. The entryway has also been improved with more glass.

Terri Alexander, 360 Shemstone Road, Riverside, IL was sworn in.

Chairman Venn asked if the peninsula area on the plan sheet would be concrete. Ms. Alexander stated that it would be grass and trees and is part of the landscape plan.

Chairman Venn asked if there would be a curb along the area. Planner Darga stated that the internal access road will run south to the IDI Site and the goal is the eventually run down to Enterprise Dr.

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 18-1498 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway

Seconded by: Commissioner Scieszka

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