
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1517

An Ordinance Approving the Zoning of Territory for the PAL Group, Inc.

ORD 18-1518

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for the PAL Group, Inc.

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

The Village and PAL Group Inc are working on the plans for the future redevelopment of the Clean Fill Site on Independence Blvd.

On November 13, 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 Reports. He reported that the future redevelopment of the Clean Fill Site on Independence Blvd. will involve a Developer's Agreement, rezoning the property to P-B, and approving a Planned Unit Development – General Development Plan to create the future buildable lots.

This property is approximately 70 acres. The applicant is requesting approval of 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 on the new lots would come before the commission as those lots develop.

The GDP shows four future developable lots with stormwater ponds and an internal access road. This road will connect to the recently completed Gateway development access road (Abbott Road) and lead to the signal at Enterprise drive. That signal will have the fourth leg installed to serve the property.

The GDP will allow the existing temporary uses to continue while the site is filled to the grades shown on the plan. It is anticipated that this filling will happen over the next five years. As part of the agreement with the Village and this PUD, PAL group will demolish the old Ace Hardware building and continue the berming south to screen the property. They will also begin the process with IDOT to make the necessary improvements to IL 53 and Enterprise Drive.

Tim Winter, PAL Group, 321 Center Street Hillside, IL was sworn in.

Chairman Venn asked if staff is confident with the ground stabilization to the large drop off in the back area. Mr. Darga stated that there is a large drop off but all areas would have to be compacted and geotechnical reports turned in before any building would take place.

Commissioner Nelson asked about lot 4 showing part of Mongo McMichael's parking lot at wonders if they would lose parking. Mr. Darga stated that PAL Group actually owns this area and it is rented by Mongo's.

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 18-1517.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 13th day of November, 2018 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 members ABSENT and not voting.
Steve Pyle	ABSENT
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 18-1518 contingent on compliance with staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 13th day of November, 2018 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 members ABSENT and not voting.
Steve Pyle	ABSENT
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on December 11, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission