

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, November 13, 2018

7:00 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 Rich Holloway, Associate Member Dawn Sakalas, and Associate Member Gary Nelson
- Absent** 1 - Commissioner Steve Pyle

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the October 9, 2018 Minutes be Approved as Amended. The motion carried by a unanimous vote.

[PZMIN18-04](#) **PZC Minutes 10-9-2018**

[0](#)

Attachments: [PZC Minutes 10-9-2018](#)

5. PUBLIC HEARINGS

[PH18-2287](#) **A Public Hearing on a Rezoning and a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc**

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Date: October 5, 2018

Description/Title: PAL Group, Inc

Type of Review: Rezoning and PUD-GDP

Summary:

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

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 McMichaels 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.

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

6. NEW BUSINESS

[ORD18-1517](#) **An Ordinance Approving the Rezoning of Territory for the PAL Group, Inc.**

Attachments: [ORD 18-1517 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/19/2018. The motion carried by a unanimous vote.

[ORD18-1518](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc**

- Attachments:** [ORD 18-1518 Exhibit A](#)
[ORD 18-1518 Exhibit B](#)
[ORD 18-1518 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 12/19/2018. The motion carried by a unanimous vote.

[RES18-2608](#) A Resolution Approving a Plat of Dedication for Bluff Road

- Attachments:** [RES 18-2608 Exhibit A](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Resolution be Recommend for Approval to the Village Board on 12/5/2018. The motion carried by a unanimous vote.

[PROJ18-067](#) A Concept Plan for Ramco at 1400 N. Independence Blvd

[7](#)

- Attachments:** [Proj 18-0677 Ramco Concept Pan](#)

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Date: November 8, 2018

Description/Title: Ramco at 1400 N. Independence

Type of Review: Concept Plan

Summary:

Ramco Transportation, Inc has applied for a concept plan review to redevelop the old 84 lumber site at 1400 Independence Blvd.

The site is currently zoned B-3, commercial as 84 lumber was considered a retail use. The area around the property is mostly industrial. The applicant is requesting the site be rezoned to M-1, medium manufacturing. This zoning would match what is in the Marquette industrial park to the west. It is also what is being requested by the LDD project to the north.

The site would also have a PUD approved to address the redevelopment. The applicant is proposing to bring the site up to current code for paving, curb and gutter, stormwater management, and parking lot design. Due to the odd shape of the lot, some code exceptions for setbacks may be required. They are requesting 32 trailer parking spaces.

Ramco is proposing to remodel the existing building. They would reuse the structural beams, but put a whole new façade on the building. They are proposing an aluminum panel system. Information on these panels has been included in the packet. The building would also be reconfigured to have an office in the southwest corner and drive in

doors to the north of the office.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Jenna DiMaria, 824 W Superior Chicago, IL - Sworn

Commissioner Repetowski asked how the right in right out access would work for the trucks.

Ms. DiMaria stated that there is a full round out on the top corner of the property for the trucks and they are proposing to widen the existing curb cut pending IDOT approval.

Commissioner Scieszka asked what the distance is to the Citgo Gas Station entrance.

Mr. Darga the distance to the entrance will not change it will just be widened and it is about 200 ft. away.

Commissioner Scieszka is concerned that truck may be stacking up at the entrance.

Commissioner Nelson asked if the maintenance facility repairs only trailers or the semi tractors themselves.

Ms. DiMaria stated that it will be general repair for both during regular business hours and strictly for the RAMCO Fleet.

Commissioner Scieszka asked about the material that would be used to re-skin the building.

Ms. DiMaria stated that the panels look like a fiber cement board are insulated on the inside and go up in sections with no rivets or hardware showing. Ramco plans to dress up the front area where the office is located.

Commissioner Scieszka asked if samples could be brought to the next meeting. Ms. DiMara would be happy to bring samples to show the Planning Commission.

Attachments: [Proj 18-0678 U-Haul concept plan](#)

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Date: November 8, 2018

Description/Title: U-Haul

Type of Review: Concept Plan

Summary:

U-Haul has applied for a concept plan review for a new self-storage building at the corner of Gaskin Drive and Weber Road.

The following chart describes the zoning and land uses surrounding the property. U-Haul recently purchased the S-Cubed storage facility at 645 S. Weber Road. This facility was expanded during the summer of 2018. U-Haul has now purchased the vacant lot at 681 S Weber, at the corner of Weber Road and Gaskin Drive. They are proposing to annex the property, zone it B-3, and have a PUD approved for a new indoor storage facility.

The proposed building would be three stories tall. It would house 626 rental lockers in approximately 46,000 square feet of space. There would be 457 climate controlled lockers and 169 non climate controlled lockers. Lockers range in size from 5x5 up to 15x20. The building would be precast construction with an office / showroom on the southwest corner facing Weber. The building would have an area to pull your vehicle in for pick up and drop off. It would also have space for truck and trailer rentals.

The site would have two access points. The first would be on Gaskin Drive and would line up with the future access to Meijer to the south. The second would be a cross access with the existing storage facility to the north. The site would have 20 parking spaces for rental trucks or trailers. It would have 15 parking spaces for customers.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

David Pollock, 2727 N Central Phoenix, AZ - Sworn

Rocc Bolden, 3389 W 20th Ave. Gary, IN - Sworn

Chairman Venn stated that he wants to make sure there is plenty of space on the sight so there is no problem with congestion.

Commissioner Nelson asked how many truck/trailers/vehicles that will be available for rent are expected to be parked onsite?

Mr. Bolden stated that there may be 5 to 10 depending on the day and at the most 15 if no rentals are out.

Mr. Pollock stated that there are 1,850 locations in the US and Canada and all follow the same operation facility guidelines.

This facility will employ 10 to 15 people and they should be able to make sure there is no traffic congestion.

Commissioner Nelson asked about the three story exterior stairway on the east side of the building and if there is concerned about ice and snow.

Mr. Pollock stated that if it is a concern with staff it could be looked at by the Corporate Office.

Chairman Venn asked if this is a franchise location.

Mr. Pollock stated that this facility is owned and operated by UHaul International and is a corporate facility.

Chairman Venn asked if it would be a 24/7 operation.

Mr. Bolden stated that it is not, however certain clients may make arrangements to access the site during off times if approved by staff.

Chairman Venn asked if there would be security cameras covering the entire facility.

Mr. Pollock stated that there would be cameras everywhere inside/outside.

Commissioner Scieszka asked if the three story building would be a code exception.

Mr. Darga stated that code allows three stories or 40 ft. and is not sure what the exact height of the building is. If needed a code exception may apply.

Chairman Venn asked if the Airport Authority would have any problem with the height.

Mr. Pollack stated that building might reach 42 ft. in some areas. He did contact the Airport Authority and they said it was fine.

7. OLD BUSINESS

Chairman Venn asked staff about the status of outdoor smoking at the Dog Haus. Community Director Josh Potter stated that the outdoor area will be non smoking.

8. CITIZENS TO BE HEARD

Maria Schanczinski, 778 N Independence Blvd. Romeoville, IL - Sworn

Ms. Schanczinski lives across the street from the PAL development. She is concerned for herself and her neighbor because of all the truck traffic, noise, and pollution (dust).

Mr. Darga stated that the project still has quite a bit of work to be done before completion. Once the road is finished the signal will make it much safer for the truck

traffic and berms will help with noise.

Ms. Schanczinski asked if staff foresees development on the west side of 53 where she lives. Mr. Darga stated there are several properties for sale on that side which will hopefully be developed but cannot predict what will happen.

Chairman Venn stated that the concerns would be looked at by the Village Board and Staff.

Commissioner Scieszka asked what measures are in place for dust control and how often they are used.

Mr. Darga stated that the CCDD fill site has a sweeper and water truck that are used as needed.

Commissioner Scieszka asked if staff could look into the dust control measures.

9. CHAIR'S REPORT

Welcome to our new Student Member Daniel McCraven and Happy Thanksgiving to everyone.

10. COMMISSIONER'S REPORT

Welcome to our new Student Member Daniel McCraven and Happy Thanksgiving to all.

11. VILLAGE BOARD LIAISON REPORT

Welcome to new Associate Member Gary Nelson and new Student Member Daniel McCraven and Happy Thanksgiving to all.

Reminder to everyone that the 25th Annual Harvest Saturday is this Saturday November 17th, 2018 at St. Andrew, all are welcome.

Everyone is invited to the Mayor/Trustee Christmas Party at Fat Ricky's on 11/29/2018.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Josh Potter wished everyone a Happy Thanksgiving and stated that the November 27th, 2018 Meeting would be cancelled.

13. ADJOURNMENT

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