
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1559

An Ordinance Approving the Annexation of Territory for Amerco Real Estate (U-Haul)

ORD 19-1560

An Ordinance Approving the Zoning of Territory for Amerco Real Estate (U-Haul)

ORD 19-1561

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Amerco Real Estate (U-Haul)

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

Amerco Real Estate Company (U-Haul) has applied to annex a tract of land at 681 S. Weber Road at the corner of Weber Road and Gaskin Drive.

On April 23, 2019, 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.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Reports. He reported that this property is approximately 3.3 acres and lies just to the east and south of the current Village limits. The property will be annexed, zoned B-3, Highway / Regional Shopping District, and have a Planned Unit Development – Final Development Plan approved.

ORD 19-1559 annexes the property to the Village.

ORD 19-1560 approves B-3, Highway / Regional Shopping District zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

ORD 19-1561 approves a PUD for the property. Darga reported that the proposed building would be three stories (42 feet) 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. In order to fit on this site and to line up with the existing cross access the parking lot setback is being reduced. This was caused by a previous right of way taking when the county widened Weber Road.

Scott Kennelly, 103 W. Holbrook Road, Glenwood, IL – Sworn

Chairman Venn asked if the Fire Department has signed off on the turning radius. Project Development & Planning Coordinator Nathan Darga stated that they have.

Chairman Venn asked about the concrete median on Gaskin Dr. Planner Darga stated that staff is requesting the developer to take out the median and put in a left turn lane.

Commissioner Scieszka asked if the rental truck would be limited to 20 trucks. Mr. Kennelly stated that it would be limited to 20 trucks. Commissioner Pyle asked how the truck limit is controlled. Mr. Kennelly stated that their traffic department guides the trucks to locations in real time to maintain the number of trucks on each site.

Commissioner Nelson asked how people access the facility on the south entrance. Mr. Kennelly stated that there are two overhead doors for people to drive into the facility and unload. Commissioner Nelson asked if any of the units on the upper floors would be handicap accessible. Mr. Kennelly stated that there would be units on all floors.

Commissioner Burgess asked if this facility would be like the one in Bolingbrook on Remington. Mr. Kennelly stated that it would be similar but an updated version.

Commissioner Holloway asked how many vehicles could be accommodated at one time pulling inside. Mr. Kennelly stated that it is four vehicles.

John Hart, 20648 Gaskin Dr. Lockport, IL – Sworn

Mr. Hart expressed his opposition to the project; he is concerned that it will change the character of the area. Mr. Hart is also concerned about the truck traffic and water levels.

Project Development & Planning Coordinator Nathan Darga stated that the project would be done to current standards that include storm water management and landscaping. The Village is aware that there are issues in the area but the Village has no jurisdiction over the unincorporated areas. The U-Haul trucks are box trucks and not of the weight limit that would cause problems with the road and should not travel down Gaskin past the U-Haul facility.

Mr. Hart asked if he could get a copy of the storm water report for the site. Planner Darga stated that he would get him a copy.

Mr. Hart stated that he has had no luck with contacting Lockport Township and Will County over his concerns.

Chairman Venn stated that Mr. Hart should contact the Village Board and voice his concerns.

Mr. Hart requested additional time on the vote. Director Potter stated that it is up to the Planning Commission to decide if they have enough information to take a vote and make recommendations.

Jim Malone, 20649 Gaskin Dr., Lockport, IL – Sworn

Mr. Malone stated that he has the same concerns as Mr. Hart. Mr. Malone is also concerned about forced

annexation into Romeoville.

Commissioner Scieszka asked if the Village maintains part of Gaskin Dr. Planner Darga stated that the Village maintains a section of the road and the remainder is Lockport Township.

Commissioner Pyle asked who owned the pond on the development site and who would be responsible if the pond fails. Planner Darga stated that U-Haul owns the pond and they would be responsible. Commissioner Pyle stated that it is each property owners' responsibility for their drainage to the pond. Planner Darga stated that this is correct. The U-Haul development will be built to current standards; we have no records of how the original development was built.

Mr. Hart asked if the pond could be re-sealed. Planner Darga stated that they could have the engineer look into it.

Don Hornig, 834 Oakton, Romeoville, IL – Sworn

Mr. Hornig stated that he wants Romeoville to be “good neighbors”. He would like to see the Village revisit the area in the future to look at any impact.

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 19-1559.

Motion by: Pyle

Seconded by: Scieszka

Roll call of the membership present the 23rd day of April, 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

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| 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 19-1560.

Motion by: Holloway

Seconded by: Scieszka

Roll call of the membership present the 23rd day of April, 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

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| 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 19-1561 contingent on compliance with staff comments.

Motion by: Burgess
Seconded by: Scieszka

Roll call of the membership present the 23rd day of April, 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

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| David Venn | AYE |
| Richard Holloway | AYE |
| Jim McConachie | AYE |

MOTION Carried.

Respectfully submitted on April 24, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission