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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### **ORD 19-1579**

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Ryder at 1290 Enterprise Drive

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

Ryder Trucking, represented by Designhaus, Inc, has submitted a Final Development Plan for the redevelopment of their facility at 1290 Enterprise Drive.

On July 9, 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 Report. He reported that the property is located in the northwest corner of the Marquette Industrial Park. Ryder has been at the site since 1992. The current proposal will modify the existing detention pond to free up more space for parking. The parking lots would be reconstructed with up to 97 12' x 30' spaces for box trucks and up to 31 12' x 60' spaces for trailers. A building addition of approximately 10,000 square feet would be constructed to the north of the existing building. The applicant has requested a code exception to allow the building addition to be constructed with a brick base and metal siding. This would match the existing building. Access to the site would remain the same as today. The landscaping in front would be updated.

Jim Rundle, designhaus architecture, 860 Lively Blvd. Elk Grove Village, IL was sworn in.

Chairman Venn asked if Mr. Rundle feels the existing building has stood the test of time. Mr. Rundle stated that it has but the plan is to refresh the existing building.

Chairman Venn asked if there is any timeline for the completion of the project. Project Development & Planning Coordinator Nathan Darga stated that he is not sure when the project will begin but it will be done in phases. Mr. Rundle stated that it would be done in three phases; first, the parking area on the west will be constructed so the trailers can be relocated. Second, the fuel island will be relocated and third will be the building expansion.

Commissioner Nelson asked if the buildings are used for repair of trucks only. Mr. Rundle stated that this is the case.

Commissioner Nelson asked if the addition would be separated from the original building with a firewall. Mr. Rundle stated that this is not necessary since the building will have sprinklers.

Commissioner Nelson asked if there is any concern over additional traffic. Mr. Rundle stated that this is not an issue.

Chairman Venn asked if the Village Engineers are okay with the detention pond. Mr. Darga stated that they are and a Storm Water Report was done.

Commission Burgess asked if the handicap parking would need to be increased due to the increased parking. Mr. Darga stated that the only customer parking is near the building entrance and they have handicap parking as required.

Commissioner Pyle asked how deep the retention pond would be. Mr. Rundle stated that it is about ten feet from top to bottom. Mr. Darga stated that it would not be wet all the time or need an aerator.

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 19-1579 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Pyle

Roll call of the membership present the 9<sup>th</sup> day of July 2019 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on July 10, 2019.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission