
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1580

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Romeo V Development, LLC

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

Romeo V Development LLC has submitted a PUD-FDP application for the lots on the west side of Weber Road between 135th Street and Carillon 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 lots west of Weber have had several approvals over the years. Recently, the county has acquired right of way from all of these properties for the Weber Road widening project. As a result of this ROW taking, all of the parking lots and signage do not meet current setbacks. The taking has also left very limited areas for the signs to be relocated to.

To address these issues, the applicant is requesting a new PUD be approved. This PUD will make the now current setbacks legal. It will also approve the location of the new signs. The size and height of these signs will remain as previously approved. The Village has requested that any new signage be a monument style sign. The applicant has agreed to this.

Richard J. Kavanagh, 111 N Ottawa St. Joliet, IL was sworn in.

Chairman Venn asked if there would be a swale in front of the businesses along Weber Road. Project Development & Planning Coordinator Nathan Darga stated that when the reconstruction of the road is finished there would no longer be a swale/ditch, all the storm water will be enclosed in pipes.

Commissioner Nelson asked if the properties on the east side of Weber Road would have the same issue with signage, Mr. Darga stated that all businesses affected by the construction would have the same issue and he expects them to come forward soon.

Commissioner Scieszka asked if all the sight triangles are okay with the new signage plan. Mr. Darga stated that they are.

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 19-1580.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Burgess

Roll call of the membership present the 9th 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.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission