
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 20-1674

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Bonus Electric at 1400 Bluff Road

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

Bonus Electric, represented by Matthew Cotheman of Principal Construction, has submitted a Final Development Plan for a building addition for their facility at 1400 Bluff Road.

On November 24, 2020, 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 building at 1400 Bluff road was originally 13,716 SF, built by Metropolitan Industries in 1988. A 10,209 SF addition was built in 1991. The building is currently owned by Bonus Electric. They are proposing a new building addition of 5,952 SF on the far eastern side of the property. This brings the building total to 29,739 SF. The new addition will have a drive-in door for the company vehicles.

The building does not have an existing PUD. Additionally, many aspects of the site are nonconforming to current code. This PUD will incorporate the new addition and make the whole site legal. The setbacks shown on the attached plan are being approved as the setbacks for this property.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on October 13, 2020.

The Village Board reviewed the Concept Plan on October 21, 2020.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Matthew Cotherman of Principal Construction was sworn in. Chairman Venn complimented the project and asked about the signage package. Mr. Cotherman explained there will not be additional signage added to the current site.

There were no questions from the Commission.

Chairman Venn asked for petitions from the public. There were none.

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 20-1674 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Burgess
Seconded by: Commissioner Holloway

Roll call of the membership present the 24th day of November 2020 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on December 4, 2020.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission