
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 21-1681

An Ordinance Approving the Annexation of Territory for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

ORD 21-1682

An Ordinance Approving the Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

ORD 21-1684

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

ORD 21-1685

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

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

Duke Realty Limited Partnership has applied to annex three (3) tracts of land along the north side of Renwick Road, formerly known as the Jenkins, Kozak, and Renwick Road Investments parcels, containing 49.8 acres. The Developer is also purchasing a 12.48-acre parcel from the Village that is currently zoned E-R, Estate Residential.

On January 26, 2021, 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.

Senior Planner, Nathan Darga, read the Project Compliance Reports. He reported that the total property is approximately 62.33 acres and lies just to the west and south of the current Village limits. The property will be annexed, zoned P-B, Planned Business, and have a Planned Unit Development – General Development Plan approved. The Jenkins and Renwick Road Investment properties were in Crest Hill until December of 2020. The Developer has successfully disconnected those properties from Crest Hill to allow them to be annexed to Romeoville. The Village parcel was purchased by the Village from Lafarge for the future right of way for Pinnacle Drive. The portion we are selling to Duke is the remainder after the right of way is dedicated. This property was annexed in February of 2020. The E-R zoning designation is

the automatic designation given when property is annexed without a development plan.

ORD 21-1681 annexes the property to the Village.

ORD 21-1682 approves P-B, Planned Business zoning for the site. This zoning complies with the future land use designation in the Village Comprehensive Plan.

ORD 21-1684 approves a Planned Unit Development – General Development Plan for the new territory. The total property is approximately 62.33 acres and lies just to the west and south of the current Village limits. The proposed GDP has two site plans. The first site plan calls for an approximately 1.2 million square foot building with 220 docks, 290 trailer parking spaces, and 420 auto parking spaces. The second site plan has two buildings at 542,640 and 585,960 square feet. Combined, the two buildings would have 177 docks, 272 trailer spaces, and 684 auto parking spaces.

Both plans show the completion of Pinnacle Drive down to Renwick Road. The Village had funds earmarked in the recent State capital bill for this project. Pending the receipt of these funds from the State, the Village will be building this section of road at the same time as this development. Both plans show signaling the existing access road and the future Pinnacle Drive connection at Renwick Road. Renwick Road itself has already been widened by Duke to accommodate these projects.

The 1.2 million square foot plan shows additional trailer parking on the existing Phase I of the development. Duke is currently in negotiations with a potential ecommerce user. If the ecommerce user takes building 3 the additional trailer stalls would be granted. If they do not the stalls would not be approved. This will require amending the GDP for the existing phase I as well.

ORD 21-1685 amends the existing PUD, approved as ORD 17-1429, to conform with the new plan. The General Development Plan for phase II of this development has a 1.2 million square foot plan that shows additional trailer parking on the existing Phase I of the development. Duke is currently in negotiations with a potential ecommerce user. If the ecommerce user takes building 3 the additional trailer stalls would be granted. If they do not, the stalls would not be approved and phase I would revert back to its current limit of 387 trailer spaces. The attached plan for the ecommerce user would increase the total trailer spaces in Phase I to 507.

Chairman Venn swore in the Applicant, Susan Bergdoll, Duke Realty.

Chairman Venn asked if the buildings are sub-dividable if needed. Ms. Bergdoll replied yes.

Commissioner Nelson asked about the flow of traffic. Is it the intention for the trucks to use the Pinnacle Road extension to come in and out to Weber Road or is the intent for all traffic to come out on Renwick Road? Ms. Bergdoll replied that she believes the intent is to come out on Renwick Road.

Commissioner Nelson asked which direction would the go from there. Ms. Bergdoll replied that they have completed a traffic study and believe the majority will head to Weber or Route 30 to get to I-55 and a small number will head to Renwick/Route 7 to get to I-355.

Commissioner Nelson asked if it would be a 24-hour truck operation. Ms. Bergdoll replied yes.

Commissioner Nelson's concern is with WILCO Career Center and the school buses at the other end of Renwick during the day and how heavily that intersection is used. Ms. Bergdoll replied that they share the concern as well and that is why they have worked hard on the traffic signals as part of this use and slow down the traffic on Renwick.

Commissioner Nelson asked what the main use of Pinnacle extension, is it for Fire Department use. Mr. Darga replied yes and the Village's envision is for it to be the industrial collector road. Right now, it does not serve that purpose because it does not go all the way through to Airport Road to Taylor Road.

Commissioner Nelson asked if there would be a light at Pinnacle. Mr. Darga stated not currently, but we are doing a signal at Pinnacle and Taylor. There will be still a gap between Taylor and Airport.

Commissioner Scieszka asked if Renwick was Will County and if they had any plans. Mr. Darga stated that Will County had them widen the road to three lanes. We have plans in with Will County for the extension of Pinnacle and they have input on the signals and will require right turn lanes.

Commissioner Scieszka asked about the whole stretch of Renwick from Route 53 to Weber Road. Mr. Darga replied that currently Renwick Road does not have a traffic issue. There are only about 8000 cars a day and the traffic moves along quickly. Taylor and Airport Roads have more traffic and Renwick is not at the same level where it needs to be widened.

Commissioner Scieszka asked what if the e-commerce tenant is not there in 10-15 years and what will happen to that extra parking space and that building could be sub divided in to multiple tenants. How will this revert so that we do not have a truck parking business. Mr. Darga replied that hopefully the potential ecommerce user will be around for a long time and the intention is a long-term lease. If the ecommerce does not come through - then the parking will go away.

Mr. Josh Potter, Community Development Director stated that they would connect the business license with that potential business with the parking lot. Down the road if that building was sub divided we would regulate that through the Business License.

Chairman Venn asked if there were questions from the public. There were none.

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 21-1681.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 26th day of January, 2021 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member 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.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 21-1682.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 26th day of January, 2021 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 member ABSENT and not voting.
Steve Pyle AYE	David Venn AYE
Dan Repetowski AYE	Richard Holloway ABSENT
Paul Scieszka AYE	Jim McConachie AYE
Petra Burgess 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 21-1684.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 26th day of January, 2021 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 member ABSENT and not voting.
Steve Pyle AYE	David Venn AYE
Dan Repetowski AYE	Richard Holloway ABSENT
Paul Scieszka AYE	Jim McConachie AYE
Petra Burgess 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 21-1685.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 26th day of January, 2021 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 member ABSENT and not voting.
Steve Pyle AYE	David Venn AYE
Dan Repetowski AYE	Richard Holloway ABSENT
Paul Scieszka AYE	Jim McConachie AYE
Petra Burgess AYE	

MOTION Carried.

Respectfully submitted on January 29, 2021.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission