
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 21-1701

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

ORD 21-1702

An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

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

Duke Realty Limited Partnership has applied for Final Development Plan Approval and stormwater variances for 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 formerly known as the Lafarge parcel.

On May 11, 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 ORD 21-1701 approves the Final Development Plan. The total property is approximately 62.33 acres. It was annexed, zoned P-B, and had a General Development Plan approved in February of 2021. At that time, detailed Landscape and Engineering plans as well as requested code exceptions were not available. These have now been completed and are ready for your consideration.

The site plan complies with the General Development Plan for an ecommerce user. That user is Wayfair. The building is approximately 1.2 million square feet. It will have 218 docks (120 now 98 future), 288 trailer parking spaces by the building, 318 trailer spaces in the remote lot, and 420 auto parking spaces. Access will be from the existing Duke access road, a right in right out on Renwick Road, and the new Pinnacle Drive.

The Village had funds earmarked in the recent State capital bill for Pinnacle Drive. Construction should commence on this project this summer. The 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.

A list of code exceptions has been included with the packet. Staff is agreeable to these requests. The

stormwater related items are being voted on separately. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill.

ORD 21-1702 approves the stormwater variances. Normally, stormwater exceptions are included with the PUD. This was how they were approved in Phase I. The stormwater related items are being voted on separately for Phase II. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill. Variance 1 pertains to the county wide requirements. Variance 2 – 5 are purely local. The variances are required due to the proximity to the airport. FAA guidance on stormwater ponds are different than the Village or County Ordinances. This is to prevent wildlife (like geese) from congregating close to runways.

Chairman Venn swore in the applicants Dan Uebelhor from Duke Realty and Ryan Blocker from Jacob & Hefner.

Chairman Venn asked if all of the square footage on this property is leased before it is built. Mr. Darga replied that the 1.2 million square foot building is Wayfair. The existing building is fully leased and there is room for a final lot. It is not being built right now and would be about 345,000 square feet. Mr. Uebelhor replied that the spec building (3rd building) is not being built at this time. There is a potential deal out there with RJW who is the tenant in the current 543,000 square foot building. They are looking to expand that facility of up to an additional 400,000 square feet.

Chairman Venn commented on the dynamic and very impressive project.

Commissioner Nelson asked about the last paragraph in the compliance report ***(Normally, stormwater exceptions are included with the PUD. This was how they were approved in Phase I. The stormwater related items are being voted on separately for Phase II. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill. Variance 1 pertains to the county wide requirements. Variance 2 - 5 are purely local. The variances are required due to the proximity to the airport. FAA guidance on stormwater ponds are different than the Village or County Ordinances. This is to prevent wildlife (like geese) from congregating close to runways.)*** if the FAA requirements stated in the compliance report were a guidance - he assumed they were mandatory for the dry down on the retention ponds. Mr. Darga replied that it can be confusing. If you are on the Airport property then it is absolutely mandatory, surrounding their Airport, the Village has generally followed those guidelines.

Commissioner Nelson asked if the dry down was the same for all four ponds. Mr. Uebelhor replied yes.

Commissioner Nelson asked how far does that requirement stem from Renwick. Mr. Darga stated that the Village has been doing it on all the property adjacent to the Airport.

Commissioner Nelson asked about the swan pond on Chicago Tube property and if it extended to that. Mr. Darga replied, yes, if that property were to come in today for development it would be followed. But it came in before.

Commissioner Nelson asked about

Variance Request No. 10: Section 159.070 (M)(10)(b): General Requirements.

- All freestanding poles shall: (b) Be located on a concrete base where no more than eight inches of the base is located above grade.

Requested Variance:

- Concrete bases shall be allowed up to 48-inches above grade in locations adjacent to truck parking, maneuvering, and truck driveways.

Commissioner Nelson stated that the plans do not reflect this. Mr. Darga replied in general in a

commercial strip mall the Village likes the small base for aesthetics. In an industrial center we do allow them to go taller as trucks have a tendency to back into them. Mr. Uebelhor stated that it will be 30-48 inches and will be based on the grading in areas.

Commissioner Nelson asked if the 30 inches shown on the plan are what you are hoping it to be. Mr. Uebelhor replied yes.

Commissioner Scieszka asked about

Variance Request No. 9: Section 159.070 (M)(5): General Requirements.

- Except as otherwise allowed in the development regulations, luminaries shall not be mounted in excess of 30 feet above grade, or the height of the primary structure, whichever is less; provided however, luminaries located within 200 feet of a single-family residential zoning district shall not be mounted in excess of 20 feet above grade or the height of the primary structure, whichever is less.

Requested Variance:

- Building Mounted lighting may be mounted at a height not to exceed 40 feet above finished floor elevation.

He said it was discussed prior about the 30 feet above on the side of the building compared to 20, what was the necessity of that?

Mr. Blocker replied it is due to the overall height of the building and where the wall packs get placed on the industrial buildings in order to give enough light and provide light levels needed.

Mr. Darga asked what is the overall final building height. Mr. Blocker replied mid 40's.

Chairman Venn asked if the height of the building conforms to the Port Authority requirements. Mr. Darga replied yes, this building is not at the end of the runway. There is an FAA hazard form that the applicant will be required to fill out and it will have all the levels of the property including the building and it will get sent back from the FAA stating it is not a hazard. This was done for Building 1. Mr. Blocker stated that they have received those letters back and will be submitting them to the Village and includes the temporary crane height used in the construction.

Commissioner Scieszka asked about easements and why none are given on the plans. He was concerned if the Village needed access on the property. Mr. Darga replied that the developer will come back with the plat of easement and a plat of subdivision for approval at a later date.

Commissioner Scieszka asked about the no sod and the hydro seed and no foliage or trees going in. Mr. Darga replied that some of those items are the FAA regulations, they have a seed mix that they want you to use. The landscaping will be more concentrated along Renwick Road.

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 as amended in the PUD (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 21-1701.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Holloway

Roll call of the membership present the 11th day of May, 2021 with the following vote:

6 members voting AYE		0 members voting NAY	
0 members ABSTAINING		1 member ABSENT and not voting.	
Gary Nelson	AYE	David Venn	AYE
Dan Repetowski	ABSENT	Richard Holloway	AYE
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 21-1702.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Holloway

Roll call of the membership present the 11th day of May, 2021 with the following vote:

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

MOTION Carried.

Respectfully submitted on May 12, 2021.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission