

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 27, 2016

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 7 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Petra Burgess, Associate Member Gary Hoffman, Commissioner Jim McConachie, Associate Member Dawn Sakalas, and Commissioner Paul Scieszka
- Absent** 3 - Commissioner Rich Holloway, Associate Member Rick Gougis, and Dan Repetowski

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, to Approve the Agenda. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that the September 13, 2016 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN16-00](#) **September 13, 2016 Minutes**

[5](#)

Attachments: [PZC Minutes 9-13-2016](#)

PUBLIC HEARINGS

[PH16-2226](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Venture One at 1200 Schmidt Road**

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Senior Planner Nathan Darga Read the Project Compliance Report

Description/Title: Venture One at 1200 Schmidt

Type of Review: Planned Unit Development - Final Development Plan

Summary:

Venture One Acquisitions, LLC has purchased the vacant land north of the Kehe Foods Building. They are proposing a spec warehousing / industrial building for the site.

Kehe Foods is selling their property. The existing building will be sold to a group called Grammercy who will lease it back to Kehe. The vacant land to the north of the building is

being sold to Venture One. The building is planned to be 271,701 square feet in size. They plan to build 202 car parking spaces. They are proposing 54 trailer parking spaces away from the building on the south side. They are also showing 51 truck docks. Access is off of Schmidt Road.

A detention pond has been located at the front of the building along Schmidt Road. The site will be landscaped around the building and in parking lot islands. The building is precast construction with the possibility for four units with office space.

The applicant has provided a list of proposed variances. In order to fit the pond and fire lane around the front of the building, they are asking to reduce some parking lot setbacks. Due to limited space on site and the pond planting requirements, they will be paying fee in lieu of for replacement trees.

Method of Investigation:

The Development Review Committee has reviewed the proposal. The Planning Commission reviewed the Concept Plan on 6-14-16. The Village Board reviewed the Concept Plan on 7-6-16.

Recommendation:

The Development Review Committee is recommending Approval contingent on staff comments.

Mr. Jeff Raduechel, Venture One Real Estate, 9500 Bryn Mawr Ave. Rosemont, IL -
Sworn

Chairman Venn asked about Variance Request No. 2 - he is concerned about the aerator being installed in the pond and making sure it is working to help with mosquito abatement.

Senior Planner Darga stated that part of the variance is intended to make the pond nicer and shift the landscaping due to the fire access road.

Chairman Venn asked who is responsible to determine the size of the aerator needed and for the maintenance.

Senior Planner Darga stated that the owner of the property would be responsible for maintenance of the pond and aerator. The Community Development Department is responsible for Commercial Code and would contact the owner if there were problems with it operating properly.

Senior Planner Darga stated that per code aerators are not required and there is debate on the use of naturalized ponds vs. using aerators, as long as the detention volume is met. Also, there is nothing in the code about the size or use of aerators.

Commissioner Hoffman asked what the size of the retention pond is.

Mr. Mark Zaprzalka, Jacob & Hefner Associates, 1910 Highland Ave, Suite 100,
Lombard, IL - Sworn

Mr. Zaprzalka stated that the pond is roughly three acres in size.

Chairman Venn asked about Variance No. 6 - if no curb and gutter would be okay with erosion control.

Senior Planner Darga stated that this is only on the area where the restricted fire lane is located and no regular traffic would use the road.

Commission Pyle asked on Variance No. 2 if the installation of the aerator is tied to the variance approval.

Mr. Zaprzalka stated that all the required plantings are in place as shown on the landscape plan; the aerator was added if the owner wanted to have one.

Commissioner Pyle stated that the language was vague and would like to have it stated differently so it is required or not required.

Chairman Venn agreed and would like to see an aerator in place as would Commissioner Pyle.

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD16-1321](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Venture One at 1200 Schmidt Road

Attachments: [ORD 16-1321 Exhibit A](#)
[ORD 16-1321 Exhibit B](#)
[ORD 16-1321 Exhibit C PZC report](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval to the Village Board on 10/5/2016. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Senior Planner Nathan Darga gave a brief update on the status of current projects.

13. ADJOURNMENT

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this be Meeting be Adjourned. The motion carried by a unanimous vote.