

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, March 28, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 10 - Commissioner David Venn, Commissioner Steve Pyle, Commissioner Petra Burgess, Commissioner Rich Holloway, Associate Member Rick Gougis, Associate Member Gary Hoffman, Commissioner Jim McConachie, Associate Member Dawn Sakalas, Commissioner Paul Scieszka, and Commissioner Dan Repetowski

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Paul Scieszka, that the Agenda be approved. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that the March 14, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) **PZC Minutes March 14th, 2017**
[2](#)

Attachments: [PZC Minutes 3-14-2017](#)

5. PUBLIC HEARINGS

[PH17-2245](#) **A Public Hearing on the Annexation and Rezoning of Territory for the Natural Gas Pipeline Company of America, LLC**

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: Natural Gas Pipeline Company of America, LLC (Kinder Morgan)

Type of Review: Annexation and Zoning

Summary:

Natural Gas Pipeline Company of America, LLC (Kinder Morgan) has petitioned to annex the pipeline property that runs from Renwick Road to Normantown Road. The property is divided into 11 parcels totaling approximately 29 acres. The property currently has three (3) large natural gas pipelines running through it. The lines are 30", 42", and 24" in diameter. They were installed in the 1970's. The property is currently unincorporated and under Will County jurisdiction. The Village has been mowing the section of pipeline

between Marquette's Estates and Marquette's Landing at its own expense as a service to the residents in those subdivisions.

At the Village request, Kinder Morgan has agreed to annex the property. This will allow for the orderly growth of the Village, help with future annexations, and allow our police to patrol the area. The Village is also pursuing a grant for a bike path to run from Normantown Road to Taylor Road. This path would connect the existing path on Normantown Road, the existing path on the Com Ed ROW, and the existing path along Taylor Road. It would also provide a connection to Columbus Park and Volunteer Park. The annexation of the property will allow this project to move forward.

Finally, some of the utilities currently located in the Weber Road ROW will likely be relocated to this property. The Will County Department of Transportation is requiring the utilities to move as part of the Weber Road widening project that is getting underway this year. In particular, the 8' line owned by Oneok will likely move to this corridor.

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).

Recommendation:

The Development Review Committee is recommending approval.

Chairman Venn asked where the grant money for the bike path would come from.

Senior Planner Darga stated that it would be an IDOT Grant.

Chairman Venn asked if there would be any digging for the path.

Senior Planner Darga stated that it would be minimal excavation, placement of gravel and paving of the bike path.

There will also be some digging and boring when the utilities are relocated.

Chairman Venn asked about how this annexation by the Village might affect the Normantown Road Apartments Project for access at the light at Brunswick and Normantown.

Senior Planner Darga stated that this will actually help the project and has been looked at by staff.

Marc Hopson, 1223 Grand Blvd., Romeoville, IL - sworn.

Mr. Hopson asked how often the pipelines were inspected.

Senior Planner Darga explained that the natural gas pipelines are protected in several ways and are in good shape.

Mr. Hopson asked if the bike path would have any effect on property taxes.

Trustee Liaison Richards stated that the Village budgets for this type of project and will

not be a burden to the tax payers.

Mr. Hopson asked if the area between Marquette Estates and Normantown/ I 55 (wetland) is public land.

Senior Planner Darga stated that most of the wetland area is owned by the Village.

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

6. NEW BUSINESS

**[ORD17-1359](#) An Ordinance Approving the Annexation of Territory
Natural Gas Pipeline Company of America, LLC (Kinder Morgan)**

Attachments: [ORD 17-1359 Exhibit B](#)
[ORD 17-1359 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

**[ORD17-1361](#) An Ordinance Approving the Zoning of Territory
Natural Gas Pipeline Company of America, LLC (Kinder Morgan)**

Attachments: [ORD 17-1361 Exhibit A](#)
[ORD 17-1361 Exhibit B](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval to the Village Board on 4/5/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Don't forget to vote next week.

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Don't forget to vote next week.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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