

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, May 8, 2018

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, and Associate Member Gary Hoffman

Absent 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that the April 10, 2018 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) PZC Minutes April 10, 2018

[1](#)

Attachments: [PZC Minutes 4-10-2018](#)

5. PUBLIC HEARINGS

[PH18-2274](#) A Public Hearing on a Text Amendment to the Zoning Ordinance (Chapter 159) for Permitted and Special Uses in the A-1, P-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, D-D, P-B, M-R, M-1, M-2, and U-D Zoning Districts

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

Senior Planner Nathan Darga read the Project Compliance Report.

Description/Title: Permitted and Special Uses in the A-1, P-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, D-D, P-B, M-R, M-1, M-2, and U-D Zoning Districts

Type of Review: Text Amendment to the Zoning Code (Chapter 159)

Summary:

This amendment will update our zoning code to be in better compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA) passed by Congress in 2000. This act restricted local government's ability to "implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution."

Our current code lists religious uses as a special use in most districts with special provisions. These special provisions likely cause RLUIPA problems and so are being removed. Religious uses will still be a special use and require a vote by the Planning Commission and Board. They would follow our normal special use criteria like every other case.

The text amendment also cleans up some language in the M-R and D-D districts to clarify what is permitted and remove conflicting items.

A summary of the changes and a copy of the draft ordinance is attached.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Findings of Fact:

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance.

Recommendation:

The Development Review Committee recommends Approval.

Religious Uses in the Zoning Code Currently

Churches are NOT allowed in the M-R, M-1, or M-2 districts.

Churches are a permitted use in the AD-1, AD-2, and U-D Districts.

A church or religious institution is a Special Use in E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3. In these districts the language reads:

Churches and church-schools, and other places of worship, provided the property for said uses fronts on a Major or Secondary Arterials, or a Major Collector as defined by section 159.03 and the Village of Romeoville Master Transportation Plan (157.03E), or is contiguous on at least one (1) side to a Business District, and provided further the lot for said use has an area of not less than three (3) acres and not more than thirty percent (30%) of the lot is occupied by buildings;

Churches are a Special Use in P-B as well with these rules:

- (10) Churches, Church schools and other places of worship shall comply with the following conditions:
- (a) Said use shall not exceed 50,000 square feet total in area;
 - (b) The lot on which said use is located shall be a minimum of three (3) acres and not exceed ten (10) acres;
 - (c) The property on which said use is located fronts on a Major or Secondary Arterial, or a Major Collector as defined by Section 159.03 of the Village of Romeoville Transportation Plan (157.03E);
 - (d) Not more than thirty percent (30%) of the lot on which said use is located is occupied by buildings;
 - (e) The building that the use will occupy does not have overhead doors or truck docks, does not contain manufacturing, industrial or warehouse type uses, and is otherwise occupied solely by uses contemplated within Sections 159.075(B)(2) and 159.075(B)(3);
 - (f) In addition to the compliance standards in Section 159.176(F), in determining compliance with Section 159.176 "Special Uses," the following components of said use shall be evaluated based on the entirety of the circumstances affecting the particular property the context of the existing and intended future use of the property:
 - (i) Total square footage of the proposed use;
 - (ii) Size of the parcel;
 - (iii) Peak hours of operation;
 - (iv) Primary and accessory uses of the operation;
 - (v) Parking demand and available parking supply;
 - (vi) Traffic generation and adjacent roadway capacity;
 - (vii) Other charitable and philanthropic uses in the area;
 - (viii) The extent to which the proposed use, structure, and site design results in efficient and creative use of the subject property or building; and,
 - (ix) Other criteria determined to be necessary to assess compliance with Section 159.176.
 - (g) Said use shall comply with all applicable Zoning Code requirements, including, but not limited to landscaping, building design, performance standards and all other regulations of the P-B District.

Religious Uses in the Zoning Code Proposed

Churches are NOT allowed in the M-R district. Other assembly uses also removed from M-R.

Churches are a permitted use in the P-1, D-D, AD-1, AD-2, and U-D Districts.

A church or religious institution is a Special Use in A-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, P-B, M-1, M-2.

Chairman Venn asked if we list any specific criteria as to what constitutes a church and what does not?

Planner Darga stated that there is no specific definition, any registered non-for profit/503C with the State will be considered a church.

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

6. NEW BUSINESS

[ORD18-1482](#) **An Ordinance Approving an Amendment to the Zoning Ordinance (Chapter 159) for Permitted and Special Uses in the A-1, P-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, D-D, P-B, M-R, M-1, M-2, and U-D Zoning Districts**

Attachments: [ORD 18-1482 Exhibit A PZC report](#)

A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval to the Village Board on 5/16/2018. The motion carried by a unanimous vote.

[RES18-2495](#) **A Resolution Approving a Final Plat of Subdivision for DCT 5 Greenwood Resubdivision**

Attachments: [RES 18-2495 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Resolution be Recommend for Approval to the Village Board on 5/16/2018. The motion carried by a unanimous vote.

[PROJ18-067](#) **A Concept Plan for Interland Transportation at 1315 Lakeside Drive**
3

Attachments: [PROJ 18-0673 Concept Plan](#)

Senior Planner Nathan Darga read the Project Compliance Report.

Date: May 4, 2018

Description/Title: Interland Transportation at 1315 Lakeside Drive

Type of Review: Concept Plan

Summary:

Interland Transportation has applied for a concept plan review for a new industrial building in the Marquette industrial Center.

Interland Transportation is a trucking company that is currently located in a multi-tenant building at 1312 Marquette Drive. They are looking to expand their operations and build a new building to house their office, warehouse, and truck maintenance operations. They have chosen the two remaining vacant lots in the Marquette Industrial Park on Lakeside Drive.

The proposed building would be 25,880 square feet. It would have 4,500 square feet of offices in the front and warehouse and truck maintenance areas in the rear. It would be accessed with two curb cuts off of Lakeside Drive. Additionally, the applicant is working with the surrounding property owners to get a fire access only connection on the northeast side of the building. 32 car parking spaces are located in front of the building by the office and 14 are located in the rear. 4 Drive in doors and 4 docks are located on the south side of the building. They are proposing 11 trailer spaces. This meets code.

The building would be precast construction. The office area is upgraded with height projections and windows.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Mr. Matt Cotherman, 9450 Bryn Mawr Rosemont, IL - Sworn

Chairman Venn asked if any consideration has been given to where the trash dumpsters will be located on the property.

Mr. Cotherman stated that as of now no, but he thinks most likely they will be located on the north side in the maintenance area.

Commissioner Scieszka asked if there is enough room in the dock/truck parking area for the semi's to back in.

Mr. Cotherman stated that the turn plan is to pull into the lot and back into the space, no trucks will be on the street.

Commissioner Burgess asked if only truck maintenance would be done at this site or if it would include repairs.

Mr. Cotherman stated that it would be primarily maintenance.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Chairman Venn stated that he would like to see the Village be proactive on the future of electric connections to new developments since electric power to vehicles is projected to increase in the future.

10. COMMISSIONER'S REPORT

Nothing

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

A motion was made by Petra Burgess, seconded by Steve Pyle, that this Meeting be Adjourned. The motion carried unanimously.