

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, September 25, 2018

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, and Commissioner Rich Holloway

Absent 1 - Dawn Sakalas

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the August 28, 2018 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) **PCZ Minutes 8-28-2018**
[8](#)

Attachments: [PZC Minutes 8-28-2018](#)

5. PUBLIC HEARINGS

[PH18-2285](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Vynera at Gateway**

A motion was made by Commissioner Burgess, 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: Gateway - Vynera

Type of Review: Final Development Plan

Summary:

Vynera Transportation, Inc. has applied for a Final Development Plan for a trucking facility in the Gateway development.

This site is the last developable lot in the Gateway Development. It is located at the

bottom of the hill next to Rock Lake. There is an access road leading down the hill from Abbott Road. Due to this location, a number of code exceptions were granted in the original GDP for Gateway. This site cannot be connected to Village water and sewer. It also has an existing metal building and gravel lot that will remain.

The new building is proposed to be 30,150 square feet with 14 truck docks. The applicant is building a precast building even though the exceptions allowed a metal one. The access road and truck court will be paved. The remainder of the site will remain as is. There are 15 car parking spaces for employees. There is a stormwater BMP to treat the parking lot water before it enter Rock Lake.

Method of Investigation:

The Development review Committee has reviewed the proposal and recommends approval contingent on compliance with staff comments.

Recommendation:

Approval contingent on compliance with staff comments.

Mr. Al Rugienius, 930 Oldfield Rd. Downers Grove, IL - Sworn

Chairman Venn asked if any solvents or chemicals would be stored at the site.

Mr. Rugienius stated that there would not.

Planner Darga stated that the site is not hooked up to Village water and sewer but the applicant would have an internal system to run the fire suppression.

Chairman Venn asked what Fire Department would be responsible for the site.

Planner Darga stated that it will be Romeoville because the property has been annexed into the Village and the applicant is working closely with the Fire Department.

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

[ORD18-1506](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Vynera at Gateway**

Attachments: [ORD 18-1506 FDP](#)
[ORD 18-1506 Exhibit A](#)
[ORD 18-1506 Exhibit B](#)
[ORD 18-1506 Exhibit C](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 10/3/2018. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Welcome to our new member Gary Nelson.

10. COMMISSIONER'S REPORT

Welcome to new member Gary Nelson.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

There will be a meeting on October 9, 2018.

13. ADJOURNMENT

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