

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, March 12, 2019

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 Rich Holloway, Associate Member Dawn Sakalas, and Associate Member Gary Nelson
- Absent** 1 - Commissioner Steve Pyle

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 February 26th, 2019 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN19-04](#) **PCZ Minutes 2-26-2019**

[3](#)

Attachments: [PZC Minutes 2-26-2019](#)

5. PUBLIC HEARINGS

[PH19-2293](#) **A Public Hearing on a Rezoning and a Special Use Permit for a Planned Unit Development - Final Development Plan for Ramco at 1400 N. Independence Blvd.**

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

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Date: March 8, 2019

Description/Title: Ramco at 1400 N. Independence

Type of Review: Rezoning & Planned Unit Development - Final Development Plan

Summary:

Ramco Transportation, Inc has applied for a Rezoning & Planned Unit Development - Final Development Plan review to redevelop the old 84 lumber site at 1400 Independence Blvd.

The site is currently zoned B-3, commercial as 84 lumber was considered a retail use. The area around the property is mostly industrial. The applicant is requesting the site be rezoned to M-1, medium manufacturing (ORD 19-1545). This zoning would match what is in the Marquette industrial park to the west. It is also what is being requested by the LDD project to the north.

The site would also have a PUD approved to address the redevelopment. The applicant is proposing to bring the site up to current code for paving, curb and gutter, stormwater management, and parking lot design. Due to the odd shape of the lot and the reuse of the existing building, some code exceptions are required (see attached). They are also requesting 32 trailer parking spaces.

Ramco is proposing to remodel the existing building. They would reuse the structural beams, but put a whole new façade on the building. They are proposing an aluminum panel system. Information on these panels has been included in the packet. The building would also be reconfigured to have an office in the southeast corner and drive in doors to the north of the office.

Method of Investigation:

The Planning & Zoning Commission reviewed the concept plan on November 13, 2018. The Village Board reviewed the Concept Plan on December 5, 2018.

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) as amended in this PUD.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with outstanding staff comments.

Jeanna DiMaria, 824 W Superior St. #203, Chicago, IL - Sworn

Ms DiMaria passed around samples of the materials that will be used on the exterior of the building. She explained how they plan to use the different finishes to create a contrast so the office area will stand out from the trucking portion of the building.

Chairman Venn asked if there would be any type of berm along Rt. 53 as part of the landscaping. Ms. DiMaria stated that there will be berming and it is shown on the landscape plan.

Chairman Venn asked if aeration would be required in the pond. Project Development & Planning Coordinator Nathan Darga stated that it would have water all the time so it will

be a naturalized pond.

Commissioner Nelson asked about the rear setback exception and wanted to make sure there would be no additional doors in the rear area and that the only building expansion will be in the canopy area. Project Development & Planning Coordinator Nathan Darga stated that this is correct.

Commissioner Nelson asked about drawing A1.1 and asked if the sliding gate would only be on the outbound/exit driveway of the facility and nothing on the inbound side that would slow down traffic on Rt. 53. Ms DiMaria stated that this is correct. Commissioner Nelson asked if the same type of gate would be used on the cross access. Project Development & Planning Coordinator Nathan Darga stated that he believes the Fire Department is requesting a locked gate that they will have keys to access.

Commissioner Scieszka asked how deep the retention pond will be and will there be any barrier to keep trucks from going into the pond. Ms DiMaria stated that there will be landscaping and outcropping in the area and the pond will not be very deep. Project Development & Planning Coordinator Nathan Darga stated that the pond will be 3 to 5 feet deep. Project Development & Planning Nathan Darga stated that there will be a fence around the area but a guardrail could also be looked into.

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

[PH19-2294](#)

A Public Hearing on a Rezoning and a Special Use Permit for a Planned Unit Development - Final Development Plan for the LDD Business Center at 1414-1440 N. Bolingbrook Drive

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

Date: March 8, 2019

Description/Title: LDD Business Center at 1414-1440 N. Bolingbrook Drive

Type of Review: Rezoning & Planned Unit Development - Final Development Plan

Summary:

LDD Parking, LLC, is proposing the development of a 24,834 sf multi-tenant building at 1414-1440 N. Bolingbrook Drive (IL Route 53), which is located on the west side of IL Route 53, just north of the IL Route 53 and Joliet Road intersection.

The subject property consists of 3.3 acres and is mostly vacant with the exception of a cell tower that was constructed in 2017 on the north side of the property. A separate parcel for the cell tower property would be created through a subdivision at the end of the development process. The property is currently zoned B-3, Highway Regional Shopping District. The developer is requesting rezoning of the property to M-1, Medium Manufacturing to accommodate the proposed use (ORD19-1547). The adjacent Marquette

Business Park is zoned M-1 and the proposed use is consistent with the uses found in the adjacent business park. Finally, the developer is requesting approval of a Planned Unit Development - Final Development Plan (ORD 19-1548) to approve the site plans.

The proposed building is divided into 13 units and is set up as multi-tenant flexible light industrial space. Each unit has a front entrance on the east side of the building and a garage door on the rear side of the building. The building is precast and the design includes a variety of paint colors and projections to break up the elevations. Each unit will have a canopy above the front entrance.

Access for this site will be limited to a right-in/right-out due to the barrier median located along IL Route 53. Cross-access to the cell tower property is provided in the proposed site plan. An additional cross access has been provided with the Ramco project to the south. This access point will be limited to emergency vehicles only. A total of 57 parking spaces are proposed with four being handicapped. Landscaping has been provided in accordance with Village Code.

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) as amended in this PUD.

Method of Investigation:

The Planning & Zoning Commission reviewed the concept plan on March 13, 2018.
The Village Board reviewed the Concept Plan on March 21, 2018.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with outstanding staff comments.

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Chris Pedersen, 109 Ogden Ave., Clarendon Hills, IL - Sworn

Chairman Venn asked if a variance would be required for any food establishments that might open in this development. Project Development & Planning Coordinator Nathan Darga stated that with the industrial zoning any retail establishment would require a special use permit.

Commissioner Nelson asked if there is any benefit in retaining the shopping district zoning in addition to the M1 zoning. Project Development & Planning Coordinator Nathan Darga stated that the property can only be zoned under one category. The intent of this project is to target small contractor/manufacturer uses and not retail.

Commissioner Scieszka stated that the parking would be an issue for retail uses. Project Development & Planning Coordinator Nathan Darga stated that this would be designed differently if intended for retail use.

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

[ORD19-1545](#) **An Ordinance Approving the Zoning of Territory for Ramco at 1400 N. Independence Blvd.**

Attachments: [ORD 19-1545 Exhibit A](#)
[ORD 19-1545 Exhibit B PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Burgess, that this Ordinance be Recommend for Approval to the Village Board on 3/20/2019. The motion carried by a unanimous vote.

[ORD19-1546](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Ramco at 1400 N. Independence Blvd.**

Attachments: [ORD 19-1546 Exhibit A](#)
[ORD 19-1546 Exhibit B](#)
[ORD 19-1546 Exhibit C](#)
[ORD 19-1546 Exhibit D PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 3/20/2019. The motion carried by a unanimous vote.

[ORD19-1547](#) **An Ordinance Approving the Zoning of Territory for the LDD Business Center at 1414-1440 N. Bolingbrook Drive**

Attachments: [ORD 19-1547 Exhibit A](#)
[ORD 19-1547 Exhibit B PZC Report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 3/20/2019. The motion carried by a unanimous vote.

[ORD19-1548](#) **An Ordinance Approving a Special Use Permit for a Planned Unit**

Development - Final Development Plan for the LDD Business Center at 1414-1440 N. Bolingbrook Drive

- Attachments:** [ORD 19-1548 Exhibit A](#)
[ORD 19-1548 Exhibit B](#)
[ORD 19-1548 Exhibit C](#)
[ORD 19-1548 Exhibit D PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 3/20/2019. 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

Project Development & Planning Coordinator told the Commission that we will have a meeting on March 26th, 2019.

13. ADJOURNMENT

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