

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, July 9, 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 Steve Pyle, Associate Member Gary Nelson, and Associate Member Sharon Hoffman

Absent 2 - Commissioner Rich Holloway, and Associate Member 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 Burgess, seconded by Commissioner Repetowski, that the May 28, 2019 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN19-04](#) **PZC Minutes May 28, 2019**

[7](#)

Attachments: [PZC Minutes 5-28-2019](#)

5. PUBLIC HEARINGS

[PH19-2303](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Ryder at 1290 Enterprise Drive**

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

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

Description/Title: Ryder at 1290 Enterprise Drive

Type of Review: PUD-FDP

Summary:

Ryder Trucking, represented by Designhaus, Inc, has submitted a Final Development Plan for the redevelopment of their facility at 1290 Enterprise Drive.

The property is located in the northwest corner of the Marquette Industrial Park. Ryder has been at the site since 1992. The current proposal will modify the existing detention pond to free up more space for parking. The parking lots would be reconstructed with up to 97 12' x 30' spaces for box trucks and up to 31 12' x 60' spaces for trailers. A building addition of approximately 10,000 square feet would be constructed to the north of the

existing building. The applicant has requested a code exception to allow the building addition to be constructed with a brick base and metal siding. This would match the existing building. Access to the site would remain the same as today. The landscaping in front would be updated.

Method of Investigation:

The Development review Committee has reviewed the proposal.

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 has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Jim Rundle, designhaus architecture, 860 Lively Blvd. Elk Grove Village, IL - sworn. Chairman Venn asked if Mr. Rundle feels the existing building has stood the test of time. Mr. Rundle stated that it has but the plan is to refresh the existing building. Chairman Venn asked if there is any timeline for the completion of the project. Project Development & Planning Coordinator Nathan Darga stated that he is not sure when the project will begin but it will be done in phases. Mr. Rundle stated that it would be done in three phases; first, the parking area on the west will be constructed so the trailers can be relocated. Second, the fuel island will be relocated and third will be the building expansion. Commissioner Nelson asked if the buildings are used for repair of trucks only. Mr. Rundle stated that this is the case. Commissioner Nelson asked if the addition would be separated from the original building with a firewall. Mr. Rundle stated that this is not necessary since the building will have sprinklers. Commissioner Nelson asked if there is any concern over additional traffic. Mr. Rundle stated that this is not an issue. Chairman Venn asked if the Village Engineers are okay with the detention pond. Mr. Darga stated that they are and a Storm Water Report was done. Commission Burgess asked if the handicap parking would need to be increased due to the increased parking. Mr. Darga stated that the only customer parking is near the building entrance and they have handicap parking as required. Commissioner Pyle asked how deep the retention pond would be. Mr. Rundle stated that it is about ten feet from top to bottom. Mr. Darga stated that it would not be wet all the time or need an aerator.

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

Development - Final Development Plan for Romeo V Development, LLC

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

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

Description/Title: Romeo V Development LLC

Type of Review: PUD-FDP

Summary:

Romeo V Development LLC has submitted a PUD-FDP application for the lots on the west side of Weber Road between 135th Street and Carillon Drive.

The lots west of Weber have had several approvals over the years. Recently, the county has acquired right of way from all of these properties for the Weber Road widening project. As a result of this ROW taking, all of the parking lots and signage do not meet current setbacks. The taking has also left very limited areas for the signs to be relocated to.

To address these issues, the applicant is requesting a new PUD be approved. This PUD will make the now current setbacks legal. It will also approve the location of the new signs. The size and height of these signs will remain as previously approved. The Village has requested that any new signage be a monument style sign. The applicant has agreed to this.

Method of Investigation:

The Development review Committee has reviewed the proposal.

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 has reviewed the proposal and is recommending approval.

Richard J. Kavanagh, 111 N Ottawa St. Joliet, IL - sworn.

Chairman Venn asked if there would be a swale in front of the businesses along Weber Road.

Project Development & Planning Coordinator Nathan Darga stated that when the reconstruction of the road is finished there would no longer be a swale/ditch, all the storm

water will be enclosed in pipes.

Commissioner Nelson asked if the properties on the east side of Weber Road would have the same issue with signage, Mr. Darga stated that all businesses affected by the construction would have the same issue and he expects them to come forward soon. Commissioner Scieszka asked if all the sight triangles are okay with the new signage plan. Mr. Darga stated that they area.

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

6. NEW BUSINESS

[ORD19-1579](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Ryder at 1290 Enterprise Drive**

Attachments: [ORD 19-1579 Exhibit A](#)
[ORD 19-1579 Exhibit B](#)
[ORD 19-1579 Exhibit C](#)
[ORD 19-1579 Exhibit D PZC Report](#)

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 7/17/2019. The motion carried by a unanimous vote.

[ORD19-1580](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Romeo V Development LLC**

Attachments: [ORD 19-1580 Exhibit A](#)
[ORD 19-1580 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 7/17/2019. 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 Nathan Darga stated that the Planning Commission will have a meeting on July 23, 2019.

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.