

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, May 11, 2021

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 Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Commissioner Dan Repetowski

3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Petra Burgess, to approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Paul Scieszka, seconded by Petra Burgess, to approve the Minutes of April 27, 2021. The motion carried unanimously.

[PZMIN21-06](#) **PZ Minutes April 27, 2021**

[2](#)

Attachments: [PZC 04272021](#)

5. PUBLIC HEARINGS

[PH21-2340](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)**

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

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Reports for both PH21-2340 and PH21-2341.

Duke Realty Limited Partnership has applied for Final Development Plan Approval for three (3) tracts of land along the north side of Renwick Road, formerly known as the Jenkins, Kozak, and Renwick Road Investments parcels, containing 49.8 acres. The Developer is also purchasing a 12.48-acre parcel from the Village formerly known as the Lafarge parcel.

The total property is approximately 62.33 acres. It was annexed, zoned P-B, and had a General Development Plan approved in February of 2021. At that time, detailed Landscape and Engineering plans as well as requested code exceptions were not available. These have now been completed and are ready for your consideration.

The site plan complies with the General Development Plan for an ecommerce user. That user is Wayfair. The building is approximately 1.2 million square feet. It will have 218 docks (120 now 98 future), 288 trailer parking spaces by the building, 318 trailer spaces

in the remote lot, and 420 auto parking spaces. Access will be from the existing Duke access road, a right in right out on Renwick Road, and the new Pinnacle Drive.

The Village had funds earmarked in the recent State capital bill for Pinnacle Drive. Construction should commence on this project this summer. The plans show signaling the existing access road and the future Pinnacle Drive connection at Renwick Road. Renwick Road itself has already been widened by Duke to accommodate these projects.

A list of code exceptions has been included with the packet. Staff is agreeable to these requests. The stormwater related items are being voted on separately. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill.

Normally, stormwater exceptions are included with the PUD. This was how they were approved in Phase I. The stormwater related items are being voted on separately for Phase II. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill. Variance 1 pertains to the county wide requirements. Variance 2 - 5 are purely local. The variances are required due to the proximity to the airport. FAA guidance on stormwater ponds are different than the Village or County Ordinances. This is to prevent wildlife (like geese) from congregating close to runways.

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 the PUD.

Chairman Venn stated that both Public hearings PH21-2340 and PH21-2341 would be combined.

Chairman Venn swore in the applicants Dan Uebelhor from Duke Realty and Ryan Blocker from Jacob & Hefner.

Chairman Venn asked if all of the square footage on this property is leased before it is built. Mr. Darga replied that the 1.2 million square foot building is Wayfair. The existing building is fully leased and there is room for a final lot. It is not being built right now and would be about 345,000 square feet. Mr. Uebelhor replied that the spec building (3rd building) is not being built at this time. There is a potential deal out there with RJW who is the tenant in the current 543,000 square foot building. They are looking to expand that facility of up to an additional 400,000 square feet.

Chairman Venn commented on the dynamic and very impressive project.

Commissioner Nelson asked about the last paragraph in the compliance report ***(Normally, stormwater exceptions are included with the PUD.***

This was how they were approved in Phase I. The stormwater related items are being voted on separately for Phase II. This is to better comply with the requirements of the county ordinance and our intergovernmental agreement with Crest Hill. Variance 1 pertains to the county wide requirements. Variance 2 - 5 are purely local. The variances are required due to the proximity to the airport. FAA guidance on stormwater ponds are different than the Village or County Ordinances. This is to prevent wildlife (like geese) from congregating close to runways.) if the FAA requirements stated in the compliance report were a guidance - he assumed they were mandatory for the dry down on the retention ponds. Mr. Darga replied that it can be confusing. If you are on the Airport property then it is absolutely mandatory, surrounding their Airport, the Village has generally followed those guidelines.

Commissioner Nelson asked if the dry down was the same for all four ponds. Mr. Uebelhor replied yes.

Commissioner Nelson asked how far does that requirement stem from Renwick. Mr. Darga stated that the Village has been doing it on all the property adjacent to the Airport.

Commissioner Nelson asked about the swan pond on Chicago Tube property and if it extended to that. Mr. Darga replied, yes, if that property were to come in today for development it would be followed. But it came in before.

Commissioner Nelson asked about

Variance Request No. 10: Section 159.070 (M)(10)(b): General Requirements.

- All freestanding poles shall: (b) Be located on a concrete base where no more than eight inches of the base is located above grade.

Requested Variance:

- Concrete bases shall be allowed up to 48-inches above grade in locations adjacent to truck parking, maneuvering, and truck driveways.

Commissioner Nelson stated that the plans do not reflect this. Mr. Darga replied in general in a commercial strip mall the Village likes the small base for aesthetics. In an industrial center we do allow them to go taller as trucks have a tendency to back into them. Mr. Uebelhor stated that it will be 30-48 inches and will be based on the grading in areas.

Commissioner Nelson asked if the 30 inches shown on the plan are what you are hoping it to be. Mr. Uebelhor replied yes.

Commissioner Scieszka asked about

Variance Request No. 9: Section 159.070 (M)(5): General Requirements.

- Except as otherwise allowed in the development regulations, luminaries shall not be mounted in excess of 30 feet above grade, or the height of the primary structure, whichever is less; provided however, luminaries located within 200 feet of a single-family residential zoning district shall not be mounted in excess of 20 feet above grade or the height of the primary structure, whichever is less.

Requested Variance:

- Building Mounted lighting may be mounted at a height not to exceed 40 feet above finished floor elevation.

He said it was discussed prior about the 30 feet above on the side of the building compared to 20, what was the necessity of that?

Mr. Blocker replied it is due to the overall height of the building and where the wall packs get placed on the industrial buildings in order to give enough light and provide light levels needed.

Mr. Darga asked what is the overall final building height. Mr. Blocker replied mid 40's.

Chairman Venn asked if the height of the building conforms to the Port Authority requirements. Mr. Darga replied yes, this building is not at the end of the runway. There is an FAA hazard form that the applicant will be required to fill out and it will have all the levels of the property including the building and it will get sent back from the FAA stating it is not a hazard. This was done for Building 1. Mr. Blocker stated that they have received those letters back and will be submitting them to the Village and includes the temporary crane height used in the construction.

Commissioner Scieszka asked about easements and why none are given on the plans. He was concerned if the Village needed access on the property. Mr. Darga replied that the developer will come back with the plat of easement and a plat of subdivision for approval at a later date.

Commissioner Scieszka asked about the no sod and the hydro seed and no foliage or trees going in. Mr. Darga replied that some of those items are the FAA regulations, they have a seed mix that they want you to use. The landscaping will be more concentrated along Renwick Road.

There were no further questions from the Commission.

Chairman Venn asked if there were questions from the public. There were

none.

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

[PH21-2341](#) A Public Hearing on a Variance to the Stormwater Ordinance (Chapter 160) for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

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

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

6. NEW BUSINESS

[ORD21-1701](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

Attachments: [ORD21-1701 Exhibit A](#)
[ORD21-1701 Exhibit B](#)
[ORD 21-1701 Exhibit C PZC Report](#)

ORD 21-1701 FDP RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 5/19/2021. The motion carried by a unanimous vote.

[ORD21-1702](#) An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

Attachments: [ORD 21-1702 Exhibit A](#)
[ORD 21-1702 Exhibit B PZC Report](#)

ORD 21-1702 Stormwater RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 5/19/2021. The motion carried by a unanimous vote.

[RES21-3136](#) A Resolution Approving a Plat of Easement for Lola's Truckwash at 1331 N. Independence Blvd

Attachments: [RES 21-3136 Exhibit A](#)

[RES 21-3136 PCR](#)

RES21-3136 RVBA

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

O & I Ventures LLC has requested the approval of a Plat of Easement.

This plat will dedicate the necessary utility and drainage easements for the property to the Village.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

The Development Review Committee recommends approval contingent on compliance with all staff comments.

There were no questions from the Commission.

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Resolution be Recommend for Approval to the Village Board on 5/19/2021. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

None

10. COMMISSIONER'S REPORT

Commissioner Hoffman told the Commission about the Angelic Kindness fundraiser at Fat Ricky's on Tuesday May 25th. The organization just bought 12 Buddy Benches for the Valley View School District.

Chairman Venn asked her to described the organization. She stated that it is a new organization the does acts of kindness and teaches children to be kind.

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nathan Darga, Project Development & Planning Coordinator there is nothing published for the 2nd meeting in May. So the next meeting will be June 8th.

Chairman Venn asked for an update on the Route 53 Pedestrian Crossing. Mr. Darga stated that the sidewalks are going in; crosswalks will be painted; and work to the crosswalk signals takes a little longer to install.

Commissioner Nelson asked where the crosswalks would be. Mr. Darga replied on the south side of the intersection and then the east side of the intersection.

13. ADJOURNMENT