

Village of Romeoville

Project Compliance Report

Date: May 5, 2022

Description/Title: Clean Energy at 300 S. Southcreek Pkwy.

Type of Review: Planned Unit Development – Final Development Plan

Summary:

CT Clean – Romeoville, LLC, represented by Cole Moody, has submitted a final development plan for a natural gas fueling station on the remaining buildable lots along Southcreek Parkway in the Southcreek development.

The following chart describes the zoning and land uses surrounding the property.

	<i>ZONING</i>	<i>LAND USE</i>	<i>USER</i>
<i>SITE</i>	P-B, Planned Business	vacant	Southcreek
<i>NORTH</i>	P-B, Planned Business	Industrial	P-23
<i>SOUTH</i>	P-B, Planned Business	Industrial	CTI
<i>EAST</i>	P-B, Planned Business	vacant	Bridge
<i>WEST</i>	P-B, Planned Business	Industrial	Pollman / CGI

The total buildable area is approximately 8 acres. The proposal calls for a natural gas fueling station. This would be an unmanned facility that is open to the public. There would be an equipment compound where the natural gas regulators and compressors would be located. Fueling a truck with natural gas takes approximately the same time a fueling it with diesel would.

There would also be 146 time-fill spaces for truck cabs and for box trucks arranged in two lots on either side of the fueling compound. These are spaces where truck cabs and box trucks are left overnight and slowly filled with natural gas. Drivers park their cars on the site in the morning and take the trucks. They return to be refilled at night. These spaces are for clients only and are not open to the public. The major client right now is Amazon. There are 149 car parking spaces around the perimeter of the time-fill spaces. These lots are surrounded by a fence that is decorative along the street and black chain link in the back.

The site is accessed entirely from Southcreek Parkway. Since the concept plan, a permanent restroom facility that is connected to Village utilities has been added. A sidewalk along Chicago Tube Drive has also been added.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on January 11, 2022.

The Village Board reviewed the Concept Plan on January 19, 2022.

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.

Aerial:



Presenter: NAD