

Village of Romeoville

Project Compliance Report

Date: May 20, 2026

Description/Title: Windham Lakes Lot 6 Industrial

Type of Review: Concept Plan

Summary:

William Dorn of Lakeview Court Partners LLC has submitted a concept plan for a single tenant industrial building at 1200 Lakeview Court.

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

	ZONING	LAND USE	USER
<i>SITE</i>	P-B, Planned Business	Vacant	Lakeview Court Partners LLC
<i>NORTH</i>	P-B, Planned Business	Retail	Multi Tennant Condos
<i>SOUTH</i>	P-B, Planned Business	Retail	Apex1205 LLC
<i>EAST</i>	P-B, Planned Business	Vacant	BW Integrated Systems
<i>WEST</i>	P-B, Planned Business	Retail	Pareda Group

The proposal involves development of the last remaining lots within the Windham Lakes subdivision. The lot has been difficult to develop due to the size of the lot and market conditions.

The applicant is proposing an 22,729-square-foot build to suit industrial building. The structure is designed to accommodate a single tenant that the applicant is currently working with. Depending on the tenant, the office space is expected to be approximately 3,000-4,000sf. Site access will be provided from Lakeview Court and Lakeview Drive. A total of 20 parking spaces is proposed, including one accessible space. The building will be precast construction and will have three drive-in doors for the future tenant. A signage package has yet to be provided.

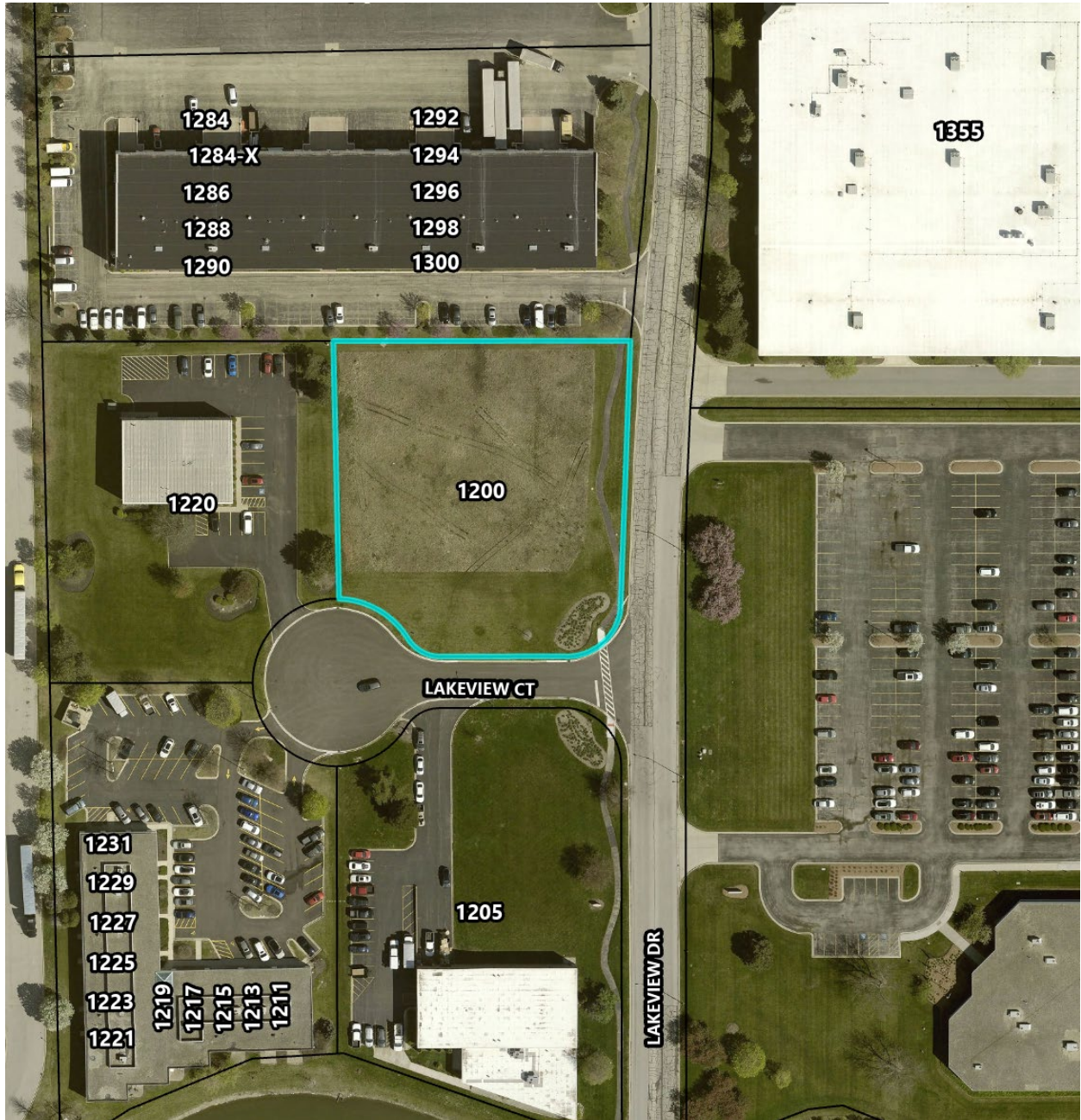
Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

Provide input for the applicant

Aerial:



Presenter: MS