
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 22-1768

An Ordinance Approving the Annexation of Territory for Molto Properties LLC (Weber 55 Logistics Park)

ORD 22-1769

An Ordinance Approving the Zoning of Territory for Molto Properties LLC (Weber 55 Logistics Park)

ORD 22-1770

An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Molto Properties LLC (Weber 55 Logistics Park)

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

Molto Properties LLC has applied to annex two (2) tracts of land along the east side of Weber Road, north of Taylor Road formerly known as the Ward farm, containing 48.75 acres. The Development also includes a 11.95-acre parcel that was previously annexed is currently zoned B-3, Highway Regional Commercial.

On March 22, 2022, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Reports. He reported that the total property is approximately 60.7 acres. The property will be annexed, zoned P-B, Planned Business, and have a Planned Unit Development – General Development Plan approved. The first 300 feet of the property along Weber was annexed to the Village in 1995 and zoned B-3. The current proposal would cover the entire site.

ORD 22-1768 annexes the property to the Village.

ORD 22-1769 approves P-B, Planned Business zoning for the site. The 2017 Comprehensive Plan called for a mix of uses on the site including commercial, light industrial, and office uses. The P-B zoning designation is appropriate for those uses.

ORD 22-1770 approves a Planned Unit Development – General Development Plan for the new territory. The total property is approximately 60.7 acres. The proposed GDP has three possible site plans. The

first site plan is what would be built if the project is done on “spec.” It calls for two buildings at 270,000 and 627,840 square feet. Combined, the two buildings would have 170 docks, 198 trailer spaces, and 631 auto parking spaces. The northern building would be single loaded, the southern building would be cross docked. A two-acre retail outlot is shown at the corner of Lakewood Falls Drive and Weber.

The next two plans are for one large building. These plans are only permitted if the developer is able to attract an ecommerce user. The second plans calls for 793,600 square feet to be built initially with 223,200 square feet of expansion room. It has 75 docks, 150 trailer stalls, and 660 car parking spaces. The third plan calls for 979,200 square feet with 200 docks, 238 trailer spaces, and 503 car parking spaces.

All three plans show access points on Weber at the far northern end of the property and lining up with Lakewood Falls Drive. On plan two, the Lakewood Falls connection would be in the future. All three plans show access points on Taylor as far east as they can go. The county is planning a major reconstruction and widening of this section of Weber Road. It will go to a three-lane cross section with dual lefts and barrier medians. This will match the section currently under construction north of 135th Street. Examples of what this future cross section will look like are shown below.

All three plans are designed to put the detention along Weber Road. This is to help act as a buffer to the residential across the street. On the east side of the detention pond a landscaped berm with a fence on top will be constructed. This is to screen the truck docks and trailer spaces and to block noise from these areas. The pond is designed to have open water and a manicured edge. Renderings of the screening and ponds are included in your packet.

A list of code exceptions are included with the GDP. Staff is agreeable to these requests. If the applicant needs any additional code exceptions they would have to come back for a Final Development Plan.

Site Improvements Summary

The existing conditions of the site include an unimproved property with overhead utilities and billboard signs. The development of this site includes a number of benefits that increases the overall appearance of the site, improves the overall infrastructure in the area and enhances the economic viability of the corridor.

1. Removal of billboard signs;
2. Retail outlot;
3. Burial of overhead electric;
4. Dedicated right-turn lane for westbound Taylor Road;
5. Well-manicured landscape buffer and pond along the Weber Road frontage;
6. Sidewalks and bike paths;
7. Increased tax base;
8. Stormwater management;
9. Public utility improvements.

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.

Chairman Venn swore in the Applicant, Kevin Mahoney, Vice President with Molto Properties (Chicago), 18W140 Butterfield Rd, Oak Brook Terrace Illinois.

Chairman Venn asked if the proposed fence should be slatted according to our Ordinances? Mr. Darga replied that is only in drainage easements. Mr. Darga gave examples of fences in the Village that this would relate to i.e. the berm on Normantown Road and fences along Naperville Drive.

Mr. Mahoney introduced the project team with him. John and Mike engineers from V3 and Richard Kavanaugh their real estate attorney.

Mr. Mahoney presented from a power point. He gave background on the Molto company and a few buildings they own in Romeoville on Taylor Road and Normantown Road totaling over 2.1 million square feet. He talked about the current Chicago Industrial market.

In Mr. Mahoney's presentation he elaborates on the following: The proposed development plan is a high-image, mixed use business park; The development will have improved streetscape with extensive community enhancement; There will be substantial investment in the Village and regional infrastructure.

Mr. Mahoney discussed the three concept plans with specifics on size of building, landscaping and uses in the buildings along with the rendering of building design and architectural elements.

Mr. Mahoney in closing explained the project benefits. Greatly enhance an underutilized site; improve streetscape with community enhancements; substantial investment in Village infrastructure; expand Village's vital industrial supply and provide a stable revenue source and encourage economic development.

Chairman Venn asked why was water detention placed on a viable corner for future retail. Mr. Mahoney replied that it was discussed with staff and it was a means of creating a buffer and place the building further back. The ponds are decorative and meant to be seen. From stormwater prospective that is where the water wants to flow naturally. Mr. Darga stated that once the County's road project is completed that corner will not be viable for retail with the longer median going East on Taylor it will make it hard to enter the site. Mr. Darga stated that is why Staff thought retail would be better suited at Lakewood Falls Drive with the signal.

Chairman Venn asked what the timeline is for the County's Weber Road project. Mr. Darga replied as of now they are talking 2024 to begin construction. This project is projected to be completed in 2023 and the land would be dedicated to the County.

Chairman Venn commented on the dynamic project and appreciates all of the landscaping.

Commissioner Nelson asked if there was any input from the Lakewood Falls Association and residents. Mr. Darga replied we have not.

Commissioner Nelson stated that he liked the idea of retail at Lakewood Falls Drive. Does that go away if there is an e-commerce user. Mr. Mahoney replied that if an e-commerce user comes into that site there will be retail sales tax that will go above and beyond of the proposed retail center in the #1 plan of 2 acres.

Commissioner Nelson stated that convenience type retail would be beneficial to the residents. He likes the water and fountains shown. He asked if the trees would be mature when they are planted. Mr. Mahoney replied yes, that is what Staff has requested. Commissioner Nelson commented that the sites on Normantown Road with such landscaping seems to help with noise for the nearby residents.

Commissioner Nelson asked about site plan B with only one entrance for employees to leave/arrive the facility on Taylor Road. Mr. Darga replied that this is geared toward an e-commerce user and shows a future connection on Lakewood Falls Drive if there is a guard shack and controlled access. Mr. Darga discussed where the location is of that future road with right in right out due to access on Weber Road.

Commissioner Nelson asked if the lighting would be directed down - not to reflect on the residents. Mr. Darga replied that they will have to go through Staff for all the final development plans. It is anticipated that this would not come back to the Commission unless other variances are requested and Staff would handle all the detailed plans.

Commissioner Scieszka asked for clarification of the setback from Weber Road showing 450 feet from property line to building and 219 to the parking, is that after the right of way for the expanded Weber Road. Mr. Darga replied yes and showed the Commission where the lines are. Mr. Mahoney replied that the right of way is an additional 150 feet.

Commissioner Scieszka asked if the retail property be kept under Molto's portfolio or would that property be sold. Mr. Mahoney replied that retail is not their expertise. The plan would be to mass grade the site and have utilities available and roads and then sell to a retail developer. Mr. Darga replied that any future retail plans for that site would be brought back to the Commission for approval.

Commissioner Scieszka commented that the landscaping, the pond and the view from Taylor Road up to Lakewood Falls is great, but what concerns him is the future retail. There is no buffer on the retail site from the 2nd building. He is concerned that if the 2nd building is constructed and the retail is not, there will be no buffer for Lakewood Falls and asked if the landscaping could be continued. Given the retail market that property could sit for a while before it is built. Mr. Darga replied that part of the reasons behind the retail being at that location is because the building on the north end is single load and the docks are not facing Weber and the building on the south has cross docks. Could some of the fencing could be extended, yes, but you will have the wall of the building. Commissioner Scieszka commented that he is not worried about the wall, he is concerned about the actual pavement with trucks going back and forth shining towards Weber Roads into Lakewood Falls. Mr. Mahoney replied that the drive aisle to the west is intended be more of auto drive. If you think of the truck maneuvering, any trucks going the second building are going to want to enter from the east side. There is a circulation road to the north of that building. The truck maneuvering is not great taking a left, it was designed that way. Mr. Darga replied that on the north side of building 2 they can look at adding fence there. Mr. Mahoney replied that they do have a berm on that side of the building.

Chairman Venn asked if that access road was a standard 27 foot. Mr. Darga replied at least, and the ones in back will be wider for the trucks.

Commissioner Burgess commented that the Weber Road project will be great to alleviate traffic on Weber Road.

Commissioner Repetowski agreed with the landscaping berm to keep noise down and it looks good and will be and improvement to that corner.

Commissioner Holloway commented that it is a good-looking plan.

Commissioner Hoffman commented that it a beautiful plan with the landscaping, but she asked what will happen with all the trucks in that intersection and how will it affect residents leaving the Jewel shopping center making left turns. Mr. Darga replied that once the County project is completed it will be dual lefts with a dedicated turn lane for southbound Weber onto Taylor.

Chairman Venn asked if there were questions from the public. There were none.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code as amended by the PUD (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 22-1768.

Motion by: Commissioner Burgess
Seconded by: Commissioner Scieszka

Roll call of the membership present the 22nd day of March, 2022 with the following vote:

7 members voting AYE	0 members voting NAY
0 members ABSTAINING	0 member ABSENT and not voting.
Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 22-1769.

Motion by: Commissioner Burgess
Seconded by: Commissioner Repetowski

Roll call of the membership present the 22nd day of March, 2022 with the following vote:

7 members voting AYE	0 members voting NAY
0 members ABSTAINING	0 member ABSENT and not voting.
Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 22-1770.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 22nd day of March, 2022 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 member ABSENT and not voting.

Steve Pyle	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on March 30, 2022.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission