

Village of Romeoville

Project Compliance Report

Date: June 8, 2022

Description/Title: 1409 Joliet Road

Type of Review: Planned Unit Development – Final Development Plan

Summary:

Transport Properties has recently purchased the property at 1409 Joliet Road.

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

	ZONING	LAND USE	USER
SITE	M-1, Medium Manufacturing	Contractor's yard	Alan Landscaping
NORTH	R-1 (Woodridge)	Contractor's yard	Don's Excavating
SOUTH	M-1, Medium Manufacturing	Contractor's yard	Hassert Landscaping
EAST	M-1 (Woodridge)	Pond	Pond
WEST	M-R, Manufacturing Research	Industrial	Multi-tenant condos

The property was formerly owned and operated by Alan Landscaping. It was originally annexed to the Village in 1987. At that time the plan was for a landscape contractor in the building to the north and a landscape retail building / greenhouse to the south. The contractor building got built and used but the retail building was never constructed. Alan Landscaping has now moved out and the property has been purchased by Transport Properties. They have a new tenant, Snow Plus, that does snow removal contracting.

The site currently has several nonconforming conditions. These include gravel parking and storage areas, front yard setbacks, and stormwater detention. Transport Properties, working with staff, has proposed a plan that will address some of these issues and seek relief for others. The plan will pave a parking lot in front for workers and visitors, restore a landscaped front yard along Joliet Road, provide a new solid fence for screening, and address the stormwater management for the site. The plan seeks code exceptions to allow the remaining area behind the fence to stay gravel and to approve two new accessory structures for salt storage. Staff is agreeable to this compromise.

The new parking lot will have 16 spaces with 2 being handicapped. The salt structures will be 50 feet wide by 90 feet deep and approximately 20 feet tall. There are two of them to house treated and untreated salt separately. The stormwater management plan is designed to catch any runoff from these structures and direct it to the new pond. The new pond will outfall to the existing storm sewer in Joliet Road.

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.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

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

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

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Presenter: NAD

Aerial:



Presenter: NAD