

Village of Romeoville

Project Compliance Report

Date: June 8, 2022

Description/Title: ML Realty at 1203 Lakeview Drive

Type of Review: Planned Unit Development – Final Development Plan

Summary:

ML Realty has submitted a concept plan for an industrial development at 1203 Lakeview Drive in the Windham Lakes Business Park.

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	ML Realty
<i>NORTH</i>	P-B, Planned Business	Industrial	Windham Lakes (WIC I)
<i>SOUTH</i>	P-B, Planned Business	Industrial	Boldt Park (south of 55)
<i>EAST</i>	P-B, Planned Business	Industrial	Pond
<i>WEST</i>	P-B, Planned Business	Commercial	Lifetime Fitness

This property is one of the last remaining lots in the Windham Lakes Business Park. The lot is 8.24 acres in size. ML Realty is proposing a 141,180 square foot single load building. It would have 25 docks, 10 trailer spaces, and 174 car parking spaces. The frontage along I-55 would have only car parking. This side would have the office entrances. The truck docks and trailer spaces face away from I-55. Generous landscaping is being provided around all sides of the building.

The applicant is working with the Village to reconfigure and clean up a stormwater pond that is located next to the site. The ponds in Windham Lakes are owned by the Village and maintained by the association. The current pond is encroaching onto this property. In order to square off the property, the applicant is proposing a land swap with the Village to straighten out the property line. The pond will then be regraded and replanted to current standards. The Association is agreeable to this request.

The buildings would be precast concrete panels with office components in the corners. Renderings and elevations have been provided in the packet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on April 12, 2022.

The Village Board reviewed the Concept Plan on April 20, 2022.

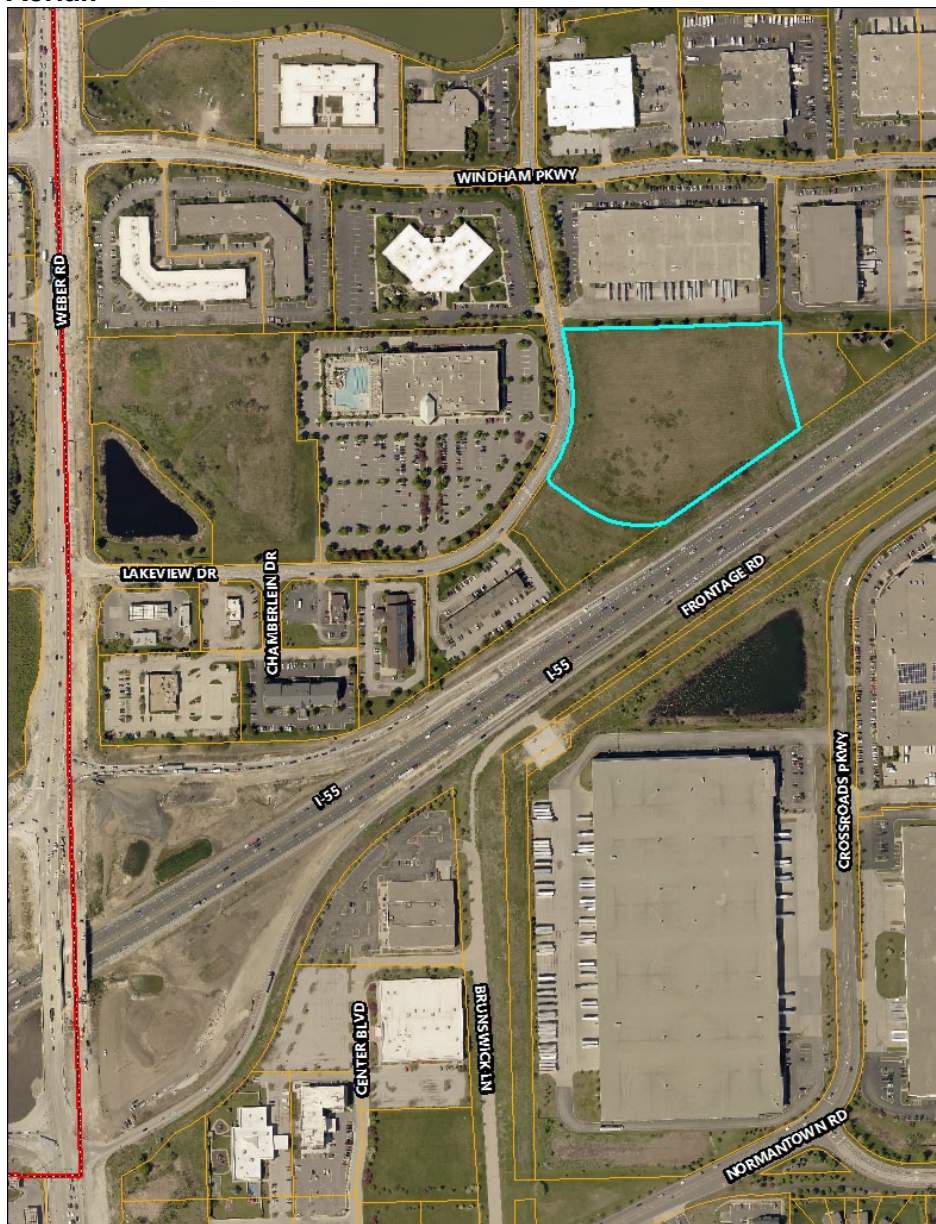
Findings of Fact:

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