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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### **ORD 22-1785**

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for ML Realty at 1203 Lakeview Drive

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

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

On June 14, 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 Report. He reported that 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.

Chairman Venn swore in the applicant Tim Geisler, 1 Pierce Place Itasca Illinois, ML Realty.

Chairman Venn commented that he did not see the lighting package. Mr. Darga replied that Staff is still reviewing the lighting. The Commission should recommend with Staff comments.

Chairman Venn asked if they will be free standing or attached to the building. Mr. Darga replied it will meet all of our standards and will not need variances.

Chairman Venn asked if it would be standard with the existing subdivision. Mr. Darga replied yes.

Commissioner Nelson asked about the reduction in parking from 184 to 174 and a variance request to downsize the size of the parking stalls to 9 feet. He thought maybe keep the size of the stalls 9.5 and reduce the number in front. Mr. Geisler stated the reduction of spaces came from adding landscaping feature to the front along the office area near 55. Mr. Darga replied that 9 feet stalls are typical for industrial parking lots. The Village likes to keep commercial at the 9.5 since there is more in and out traffic.

Chairman Venn asked if that was even an exception to the Code. Mr. Darga replied yes our code is 9.5.

Commissioner Scieszka commented on the nice looking building.

Chairman Venn asked for questions from the public. There were none

No other commissioner had any questions. No members of the public wished to speak.

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 (Chapter 159) as amended by this PUD.

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 22-1785 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Holloway

Roll call of the membership present the 14<sup>th</sup> day of June 2022 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 member ABSENT and not voting.

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| Gary Nelson    | AYE    |
| Dan Repetowski | AYE    |
| Paul Scieszka  | AYE    |
| Petra Burgess  | ABSENT |

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| David Venn       | AYE |
| Richard Holloway | AYE |
| Jim McConachie   | AYE |

MOTION Carried.

**Respectfully submitted on June 16, 2022.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission