
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1318

An Ordinance Approving an Amendment to the Planned Unit Development – General Development Plan for Duke at Paragon

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

Duke Realty is purchasing the central 9.2 acres of the Paragon Business Park Development south of Paragon Drive.

On September 13, 2016, 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.

Senior Planner, Nathan Darga, read the Project Compliance Report. He reported that the Paragon Business Park had a General Development Plan approved in 2006 (ORD 06-0465). This plan showed a total of 14 buildings with a total of 693,400 square feet of space. To date, 3 of the originally proposed buildings have been constructed. In 2014, Opus purchased the northern portion of the development and received approval for 3 buildings (ORD 14-1131). Since approval, Opus has built 2 of their proposed buildings.

Duke is proposing to purchase the four vacant lots in the center of the development. This would leave one lot remaining at the hard corner of Belmont and Taylor. They are proposing a 150,000 square foot building orientated north towards Paragon Drive. This is approximately the same size as the four buildings they are proposing to replace. The new building would primarily be accessed off of Paragon Drive. The one existing curb cut on Belmont would be utilized as a shared access between Duke and the remaining vacant lot. The plans call for 117 car parking spaces, 32 trailer parking spaces, and 32 truck docks. While the trailer spaces will be visible from Taylor Road today, once a building is built on the remaining lot the trailer will be screened from view. Landscaping, lighting, and building signage will all be provided per code

Susan Bergdoll from Duke Realty, 1301 W 22nd Street Oak Brook, IL was sworn in. Ms. Bergdoll stated that she was glad to be back in Romeoville with another project.

Chairman Venn asked if Paragon Drive was a standard street. Senior Planner Nathan Darga stated that it is but it is on privately owned property and not maintained by the Village. This allows the developers to have less of a setback when building.

Charmain Venn asked where the water run-off goes.

Senior Planner Nathan Darga stated that there is an existing pond that can be seen from Taylor Road that services the entire area.

Commissioner Scieszka asked what the time frame of the project is and if it is a spec building or if there was a tenant in place.

Ms. Bergdoll stated that Duke would like to close on the property next week and break ground the following week so they can have footings and foundations in before the weather turns. It is a spec building and there is no tenant in place currently.

Commissioner Burgess asked to verify the property to the west was OHL and wanted to know if this project would use Belmont Dr. for access.

Senior Planner Darga stated the OHL was the property to the west that has one access point on Belmont. This project would only use the entrance to Paragon from Belmont and the existing curb cut on Belmont and no new curb cuts would be added.

Commissioner Pyle asked if there would be access to the project between Paragon and Belmont.

Senior Planner Darga stated that area was originally to be a shared court now that the plan has changed there will be a section dedicated on the re platting to finish off this connection.

Mr. Don Horning, 834 Oakton Ave. Romeoville, IL was sworn in. Mr. Hornig asked about the access on Belmont Dr. he is concerned about the traffic on Belmont.

Ms. Bergdoll stated that the intent of the truck traffic coming from this site is to access Taylor Road and use Route 53 or Weber.

Senior Planner Darga stated that truck traffic would only be allowed from a small section of Belmont from Paragon to connect with Taylor Road. Belmont to the north does not allow trucks.

No other commissioner had any questions.

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 16-1318.

Motion by: Commissioner Holloway
Seconded by: Commissioner Scieszka

Roll call of the membership present the 13th day of September, 2016 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

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

MOTION Carried.

Respectfully submitted on September 14, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission