

---

# Report of the Planning & Zoning Commission

## Romeoville, Illinois

---

### ORD 17-1365

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development – Final Development Plan for the CN Group at 525 Anderson Drive

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

The CN Group has purchased the property at 525 Anderson Drive.

On April 25, 2017, 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 this property was originally approved as Romeoville Commercial Park Lots 13 & 14 (ORD 06-0444). That PUD showed three buildings across the two lots. The southernmost building was constructed as well as some of the overall site improvements. Due to the recession, the northern two buildings were never constructed. The area where the northern two building would have been was subdivided off and purchased from the bank by a developer. It is now being purchased by the CN Group who is proposing a spec building on the site.

The building would be approximately 32,291 square feet with 6,000 square feet being devoted to office. They are proposing 20 truck docks and 34 car parking spaces. The connection in the rear would be maintained for fire access only. The two existing curb cuts on Anderson would be utilized in their current location. No new curb cuts are being proposed.

The following exceptions to Village code are being proposed. Three of the four were previously approved in ORD 06-0444 and are being repeated here for clarity.

1. Front Yard Parking Setback. Reducing from 25' to 12.92'.
2. Parking Stalls. Allowing 9' x 18' edge to edge parking stalls (this was originally approved in ORD 06-0444)
3. Parking lot Drive Aisle. Allowing 24' edge to edge drive aisle (this was originally approved in ORD 06-0444)
4. Landscaping along rear lot line. Waiving the normal code requirements to comply with the Forest Preserve District's prairie plantings (this was originally approved in ORD 06-0444).

The building would be a precast concrete structure with glass and canopies in the front by the office area.

David Nosek of the CN Group was sworn in. He stated he was excited to start the project.

There were no questions from the Commission or the public.

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).

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 17-1365 contingent on compliance with staff comments.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Holloway

Roll call of the membership present the 25<sup>th</sup> day of April, 2017 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

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

|                |     |
|----------------|-----|
| David Venn     | AYE |
| Jim McConachie | AYE |
| Rich Holloway  | AYE |

MOTION Carried.

**Respectfully submitted on April 27, 2017.**

---

CHAIRMAN, Planning & Zoning Commission

Attested by:

---

SECRETARY, Planning & Zoning Commission