

---

# Report of the Planning & Zoning Commission

## Romeoville, Illinois

---

### ORD 18-1465

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for the Offices at Windham Lakes Building 3 (OWL 3)

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

Lakeview Realty Investors LLC has applied for a Final Development Plan review for a new office building at 1250 Windham Parkway.

On February 13, 2018, 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 proposed office building would be a 43,227 square foot single story structure. It is designed to have multiple entrances to allow various tenant build out scenarios. Initially there would be five entrances / units though the inside of the building would remain open until tenants are finalized. The site is shown with 205 parking spaces wrapped around the building. Access to the site would be from two points on Windham Parkway. At staff's request, they have lined up their central access point with the entrance across the street and pushed their second access point all the way to the east. Also at staff's request they are providing cross access to the property to the west (1280 Windham). It is likely there would be a new access point on the eastern side of 1280 Windham if that property were to redevelop. To meet this staff request, the front parking lot and cross access point will encroach into the 35' parking setback. This is the only exception being requested and staff supports it. The parking spaces themselves will be constructed of permeable pavers. The access drives will be asphalt. Staff is calling this out to be clear that permeable pavers are an approved pavement type. The site landscaping plan meets code.

The building would be masonry construction and would be similar in design to OWL 1 and 2 across the street. The building meets the Village design guidelines. A monument sign is proposed at the main entrance. It will have a brick background to match the building.

Frank Sciackitano, 701 W. Erie Chicago, IL 60654 was sworn in.

Chairman Venn asked if using permeable pavers is more cost effective than asphalt pavement. Planner Darga stated that the materials is most likely more expensive than asphalt but it does provide stormwater benefits. Mr. Sciackitano stated the his company is trying to go for a LEED Certified Building and using permeable pavers help with attaining the points needed for the certification. The costs are more but the

owner feels it is worth doing.

Commissioner McConachie asked if there is a certain number of paver required to be used in order to obtain LEED Certification. Mr. Sciackitano stated that there is not. The program is based on a point/percentage system all different areas of the construction to become LEED Certified. There are bronze, silver, gold, and platinum levels.

Commissioner Pyle asked what level this building would be hoping to achieve. Mr. Sciackitano stated this building would be going for silver status, which will be difficult.

Chairman Venn asked if the windows are also a part of the certification. Mr. Sciackitano stated that yes they do play a part in the certification process.

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 18-1465.

Motion by: Commissioner Burgess  
Seconded by: Commissioner Pyle

Roll call of the membership present the 13<sup>th</sup> day of February 2018 with the following vote:

4 members voting AYE	0 members voting NAY
0 members ABSTAINING	3 members ABSENT and not voting.
Steve Pyle	AYE
Dan Repetowski	ABSENT
Paul Scieszka	ABSENT
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on February 14, 2018.**

---

CHAIRMAN, Planning & Zoning Commission

Attested by:

---

SECRETARY, Planning & Zoning Commission