
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1495

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Interland Transportation at 1315 Lakeside Drive

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

Interland Transportation has requested approval of a Planned Unit Development – Final Development plan for the property 1315 Lakeside Drive in the Marquette Business Park.

On August 14, 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 Interland Transportation is a trucking company that is currently located in a multi-tenant building at 1312 Marquette Drive. They are looking to expand their operations and build a new building to house their office, warehouse, and truck maintenance operations. They have chosen the two remaining vacant lots in the Marquette Industrial Park on Lakeside Drive.

The proposed building would be 26,860 square feet. It would have approximately 8,000 square feet of offices in the front and warehouse and truck maintenance areas in the rear. It would be accessed with two curb cuts off of Lakeside Drive. Additionally, the applicant has acquired an easement with the property to the east (Magid) for a fire access only connection on the northeast side of the building. 32 car parking spaces are located in front of the building by the office and 14 are located in the rear. 4 Drive in doors and 4 docks are located on the south side of the building. They are proposing 10 trailer spaces which meets code. There are two proposed code exceptions included with the PUD for curb cut location and width. Staff supports these exception due to the site being in an existing business park. The applicant has no control over where curb cuts were previously granted.

The building would be precast construction. The office area is upgraded with height projections and windows.

Matt Cotherman, Interland 9450 W. Bryn Mawr, Rosemont, IL was sworn in.

Chairman Venn asked if there would be and diesel fuel or solvents stored in the facility. Mr. Cotherman stated that there would not.

Commissioner Pyle asked if all trash enclosures would be in the interior of the building. Mr. Cotherman stated that as of now they are but if that changes they would come before the board to ask for location and will provide proper screening.

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 18-1495 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14th day of August 2018 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on August 29, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission