
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1547

An Ordinance Approving the Zoning of Territory for the LDD Business Center at 1414-1400 N. Bolingbrook Drive

ORD 19-1548

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for the LDD Business Center at 1414-1400 N. Bolingbrook Drive

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

LDD Parking, LLC, is proposing the development of a 24,834 sf multi-tenant building at 1414-1440 N. Bolingbrook Drive (IL Route 53), which is located on the west side of IL Route 53, just north of the IL Route 53 and Joliet Road intersection.

On March 12, 2019, 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 the subject property consists of 3.3 acres and is mostly vacant with the exception of a cell tower that was constructed in 2017 on the north side of the property. A separate parcel for the cell tower property would be created through a subdivision at the end of the development process. The property is currently zoned B-3, Highway Regional Shopping District. The developer is requesting rezoning of the property to M-1, Medium Manufacturing to accommodate the proposed use (ORD19-1547). The adjacent Marquette Business Park is zoned M-1 and the proposed use is consistent with the uses found in the adjacent business park. Finally, the developer is requesting approval of a Planned Unit Development – Final Development Plan (ORD 19-1548) to approve the site plans.

The proposed building is divided into 13 units and is set up as multi-tenant flexible light industrial space. Each unit has a front entrance on the east side of the building and a garage door on the rear side of the building. The building is precast and the design includes a variety of paint colors and projections to break up the elevations. Each unit will have a canopy above the front entrance.

Access for this site will be limited to a right-in/right-out due to the barrier median located along IL Route 53. Cross-access to the cell tower property is provided in the proposed site plan. An additional cross access has been provided with the Ramco project to the south. This access point will be limited to emergency vehicles only. A total of 57 parking spaces are proposed with four being handicapped. Landscaping has been provided in accordance with Village Code.

Chris Pedersen, 109 Ogden Ave., Clarendon Hills, IL was sworn in.

Chairman Venn asked if a variance would be required for any food establishments that might open in this development. Project Development & Planning Coordinator Nathan Darga stated that with the industrial zoning any retail establishment would require a special use permit.

Commissioner Nelson asked if there is any benefit in retaining the shopping district zoning in addition to the M1 zoning. Project Development & Planning Coordinator Nathan Darga stated that the property can only be zoned under one category. The intent of this project is to target small contractor/manufacturer uses and not retail. Commissioner Scieszka stated that the parking would be an issue for retail uses. Project Development & Planning Coordinator Nathan Darga stated that this would be designed differently if intended for retail use.

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 19-1547.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 12th day of March 2019 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 members ABSENT and not voting.
Steve Pyle	ABSENT
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE
David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 19-1548 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 12th day of March 2019 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
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on March 13, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission