

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, December 12, 2023

6:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 5 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 4 - Commissioner David Venn, Commissioner Dan Repetowski, Commissioner Rich Holloway, and Associate Member Daniel Myers

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A motion was made by Petra Burgess, seconded by Jim McConachie, to approve the October 10, 2023 minutes as Amended.. The motion carried unanimously.

[PZMIN23-09](#)

[6](#)

Attachments: [PZC 10102023.pdf](#)

5. PUBLIC HEARINGS

[PH23-2399](#)

A Public Hearing for a Special Use Permit for Truck Sales for Romeoville Truck Sales, LLC at 8 Greenwood Ave

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Mike Shurhay, Assistant Planner read the Project Compliance Report.

Dovydas Untulis, on behalf of Romeoville Truck Sales, LLC, has applied for a Special Use Permit for Truck Sales at the property located at 8 Greenwood Ave.

The property at 8 Greenwood Ave is owned by Dovydas Untulis. Romeoville Truck Sales, LLC is proposing to sell trucks along with truck repairs at their facility. The company would sell refurbished truck tractors with a maximum of 3 trucks for sales from the site at all times. There would be light maintenance of the vehicles in the building and trucks for sale parked in the lot. No additional pavement or curb cuts are being proposed. The building is already set up for vehicle repair so minimal improvements are needed.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation: The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Vice-Chair Scieszka swore in the applicant, Shawn Ramlal/Romeoville Truck Sales Manager, 8 Greenwood Avenue, Romeoville, Illinois.

Commissioner Nelson asked if there were any changes to the signage to the property or building. Mr. Shurhay replied no.

Commissioner Nelson asked if there were any changes to the lighting on the building or in the parking lot. Mr. Shurhay replied no, this property is approved for this type of use.

Commissioner Nelson commented that he noticed the fencing around the property. He noticed around the truck docks that the Fire Department could not get around and access the North side of the building. Mr. Shurhay stated that during this process the Fire Department reviewed. The Fire Department reviewed and discussed access to this property.

Commissioner Burgess asked about the waste discharge on this property. Mr. Ramlal stated that they have the proper containers to discharge waste from the property.

Vice-Chair Scieszka asked for questions from the public. There were none.

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Closed. The motion carried by a unanimous vote.

[PH23-2400](#)

A Public Hearing on a Rezoning and Special Use Permit for a Planned Unit Development- Final Development Plan for NR 1 Transport INC at 1385 N Joliet Road

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Mike Shurhay, Assistant Planner read the Project Compliance Report.

Summary:

NR 1 Transport, INC, represented by Nerijus Zitkevicius, is proposing a 23,830 square foot building for a truck repair facility at 1385 N. Joliet Road.

The subject property consists of 3.9 acres and is completely vacant. The property is currently zoned B-3, Highway Regional Shopping. The developer is requesting rezoning of the property to M-2, Heavy Manufacturing to accommodate the proposed use. The adjacent Bluff Point subdivision is zoned M-2 and the proposed use is consistent with the uses found in the adjacent business park. Finally, a Planned Unit Development (PUD) - Final Development Plan is required for this development.

The proposed building would be pre-cast. There would be an office area by the front door, facing south. The building would have 10 overhead doors facing east. None of the doors face the street.

The applicant is proposing 16 car parking spaces, 15 truck tractor spaces, and 9 trailers spaces. 15 trailer spaces meet the village code requirement of 1.5 spaces per door. The trailer spaces are only to be able to store the trailer while the truck tractor is being worked on. The building does not have a warehouse component. All truck maneuvering can be done on site. To accomplish this, the building is moved to the far west end of the

lot. The building will use the existing private access road. There are no new curb cuts being proposed on Joliet Road.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the concept plan on December 12, 2022.

The Village Board reviewed the Concept Plan on January 4, 2023.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with outstanding staff comments

Vice-Chair Scieszka swore in the applicant, Aurimas Spucys, Morris Engineering, 515 Warrenville Rd, Lisle, IL 60532.

Commissioner Nelson was surprised to see the second story office spaced with an elevator and asked if they were moving employees from the other location. Mr. Spucys stated that the office space is very narrow and they are trying to make more office space. The architect is the same as the one who did Chicago Tube.

Commissioner Nelson stated that he does not see specifications on the monument sign along Joliet Road and if it is elevated. Mr. Shurhay asked if he was referring to the Vulcan Drive sign. Mr. Spucys commented that is the Vulcan sign that is currently there on the applicants property and will remain.

Commissioner Nelson asked if there would be signage on their building. Mr. Shurhay replied that any signage would have to meet our current code.

Commissioner Nelson asked if the Fire Department access is strictly for the Fire Department. Mr. Shurhay replied yes, it is only for the Fire Department.

Commissioner Nelson asked what the precast building would look like. Mr. Spucys replied that it would be painted with offset colors.

Vice-Chair Scieszka asked for questions from the public. There were none.

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD23-1887](#) An Ordinance Approving a Special Use Permit for Truck Sales at 8 Greenwood Ave.

Attachments: [ORD 23-1887 Exhibit A](#)
[ORD 23-1887 Exhibit B](#)
[ORD 23-1887 Exhibit C PZC Report](#)
ORD 23-1887 RVBA

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 12/20/2023. The motion carried by a unanimous vote.

[ORD23-1888](#) An Ordinance Approving the Rezoning of Territory at 1385 N Joliet Road

Attachments: [ORD23-1888 Exhibit A](#)
[ORD 23-1888 Exhibit B PZC Report](#)
ORD 23-1888 RVBA

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 12/20/2023. The motion carried by a unanimous vote.

[ORD23-1889](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for NR 1 Transport, INC at 1385 N. Joliet Road

Attachments: [ORD23-1889 Exhibit A Site Improvements](#)
[ORD 23-1889 Exhibit B Building Elevations](#)
[ORD 23-1889 Exhibit C Landscape Plans](#)
[ORD 23-1889 Exhibit D PZC Report](#)
ORD 23-1889 RVBA

A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 12/20/2023. The motion carried by a unanimous vote.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT