

# Village of Romeoville

## Project Compliance Report

**Date:** June 17, 2025

**Description/Title:** A Resolution Approving the Joliet Regional Port District Storage Hangar

**Type of Review:** Land Use and Site Plan

### Summary:

The Joliet Regional Port District has submitted plans to construct a new aircraft storage hangar and other improvements. The zoning designation of the subject property is AD-1 and is intended to include uses necessary for airport operations and certain airport related industrial and commercial uses. The following are specific objectives of this zoning district per Section 159.90(A) that are reflected in the bulk requirements:

1. Promotion of the most desirable use of land in conformance with an FAA approved airport site plan;
2. Promotion of economic viability and operational value of the airport located within the district; and,
3. To encourage the development of the airport within the district as an entity which will benefit transportation and economic development on a local and regional basis.

The following chart describes the zoning and land uses surrounding the property:

	ZONING	LAND USE	USER
SITE	AD-1, Airport District I	Airport	Lewis Airport
NORTH	AD-1, Airport District I	Airport	Lewis Airport
SOUTH	AD-2, Airport District II	Airport	Lewis Airport
EAST	AD-1, Airport District I	Airport	Lewis Airport
WEST	AD-1, Airport District I	Airport	Lewis Airport

The proposed aircraft storage hangar is approximately 40,000 square feet with a height of 43.5' at the highest roof point. The hangar will consist of two bays and ancillary spaces. The structure, which consists of precast walls, will be used to store larger corporate aircraft with short-term rental agreements. No aircraft maintenance will be performed in the hangar. A new driveway and widened pavement curbs are to be constructed. Phase 1 includes all work outside of the aircraft operations safety area. Phase 2 includes work within the aircraft safety area that requires aircraft taxiway closures.

The site, structure, and setbacks are flexibly codified for the AD-1 zoning district, but documentation regarding these bulk requirements require planning, PZC, and Village Board approval per Section 159.91(11)(b). There is no maximum lot coverage requirement, the building height is regulated by the Federal Aviation Administration (FAA), and the structure is in the interior and not adjacent to a public street or roadway where setbacks would apply. To comply with FAA requirements, no landscaping is proposed to avoid attracting wildlife in the airport operations area due to the proximity of the taxiway and apron areas. No automotive parking areas and no outdoor storage of materials are proposed.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

**Recommendation:**

The Development Review Committee recommends approval contingent on compliance with all staff comments.

**Aerial:**