
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 23-1887

An Ordinance Approving a Special Use Permit for Truck Sales at 8 Greenwood Ave.

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

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

On December 12, 2023, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request. The application was evaluated according to the requirements and regulations outlined by the Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Assistant Planner, Mike Shurhay, read the Project Compliance Report.

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.

Vice-Chair Scieszka closed the public comments.

Public hearing was closed.

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 23-1887 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Burgess

Seconded by: Commissioner McConachie

Roll call of the membership present the 12th day of December 2023 with the following vote:

4 members voting AYE
0 members ABSTAINING

0 members voting NAY
3 members ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	ABSENT
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	ABSENT
Richard Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on December 14, 2023.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission