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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### **ORD 25- 1994**

An Ordinance Approving a Special Use Permit for a Planned Unit Development-Final Development Plan for 35 Forestwood Drive

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

LDM Illinois LLC Series, has submitted final development plans for property enhancements at 35 Forestwood Drive.

On August 12, 2025, 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.

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

Chairman Venn swore in the applicant, Alek Gjurginov, 675 Phelps Ave, Romeoville, Illinois.

Commissioner Nelson commented that it is great to see the property renovated. He asked about the EX1 drawing that shows the truck turn around and EX2 is for the Fire Department. It appears that the truck maneuvering extends on the west property line. Mr. Shurhay replied that these industrial properties are a little tricky, the goal is to clean up some of these industrial properties. They are trying to clean up some of the non-conformities and there are some that cannot be addressed. This has been reviewed by the Fire Department.

Commissioner Nelson is concerned about the property to the West and asked if there were any waivers to allow this. Mr. Shurhay replied that they are owned by different groups. The property to the West was notified. They are currently working with the neighboring land owners to establish an Association within the access road with the truck turning. There are some concerns with truck turning and parking on the private road Forestwood Court. The Village is requesting the applicant work with neighboring land owners as part of this clean up those items with an Association.

Chairman Venn asked if there were questions from the Public. There were none.

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 25-1994.

Motion by: Commissioner Burgess  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 12<sup>th</sup> day of August 2025 with the following vote:

5 members voting AYE		0 members voting NAY	
0 members ABSTAINING		2 member ABSENT and not voting.	
Gary Nelson	AYE	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	ABSENT
Paul Scieszka	ABSENT	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

**Respectfully submitted on August 13, 2025.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission