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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### **ORD 24-1934**

An Ordinance Approving a Special Use Permit for Christian Congregation Church at  
1233 Naperville Dr.

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

Rodney Manna, on behalf of Christian Congregation Church, has applied for a Special Use Permit to operate a church at the property located at 1233 Naperville Dr.

On September 10, 2024, 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.

Chairman Venn swore in the applicant David Mule', 2246 Manning Road, Darien, Illinois.

Chairman Venn asked if he can assume that they will not be going door to door with or without a permit to solicit Romeoville residents. Mr. Mule' replied no they will not.

Commissioner Nelson asked what the occupancy load in the unit, they suggested there would be 30-35 members and tables and chairs for a meeting area. Mr. Mule' replied that yes it open space 1200 square feet. Mr. Shurhay replied that they are pretty close for the maximum occupant load for the Fire Department. This will be looked at through the Business License program including inspections from the Building and Fire Departments.

Commissioner Scieszka asked about the hours of operation, the report states Sunday and Tuesday evenings. Will there be anyone there during the weekdays working in the office or is it strictly for those couple hour meetings. Mr. Mule' replied yes, there will be no one there during those off times.

Commissioner Burgess asked if there would be enough parking or would there be overflow. Mr. Mule' replied that there are 65 parking spaces around the building. Mr. Shurhay replied they meet the parking requirements for their square footage which is approximately 20 parking spaces shown on the map.

Chairman Venn asked if there were any questions from the public.

Mr. Mark Domanico, 1235 and 1237 Naperville Drive, Romeoville Illinois.

Mr. Domanico replied that he has 2 of the building located next to the church and has spoken to the other 2 building owners and they are worried about his/their trucks that he/they have in and out of his/their facilities. They do not have any objections to the Church at that location. He is worried that they will be blocking businesses by parking in front of them. He works every other Sunday at his businesses. He

asked if the Church can grow in size and occupy the rest of the spaces. The other building occupant has car meets and they take up all the spaces, but they inform him when they take place and he is okay with that. He wants to make sure his semi-trucks can get around as well as his deliveries.

Mr. Mule' stated that he cannot project how many members will come or grow. It is their hopes that the Church grows, but knows that the Village also has limits on how many can be in there. He feels that there is ample parking for his parishioners.

Mr. Domanico stated that the proposed Church's front door and parking faces his building and that is where is concern is for parking overflow.

Mr. Shurhay stated that when review was done on the parking for this facility, it is on the parcel in question only, other property is not factored into the parking calculations. As property owners, you do have the right to regulate parking with signs such as "No Parking" "Towing" "Business Only" etc. As far as the Church growing, we do look at that and the parking. We did find that there is ample parking for what is proposed.

Discussion from property owner of other buildings (not sworn in) about parking signs with Mr. Shurhay. Mr. Shurhay stated that if you are the property owner, by code you are permitted to put up parking signage.

Chairman Venn asked Mr. Mule' if there is a bulletin board or announcement that can be made on preferential parking to the members. Mr. Mule' replied yes, he will make sure they know where to park.

Chairman Venn asked if there were comments from the Public - there were none.

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 24-1934 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10<sup>th</sup> day of September 2024 with the following vote:

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

MOTION Carried.

**Respectfully submitted on September 12, 2024.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission