
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 23-1888

An Ordinance Approving the Rezoning of Territory at 1385 N Joliet Road

ORD 23-1889

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

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

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.

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 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.

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 applicant's 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.

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 23-1888 and ORD 23-1889 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