

---

# Report of the Planning & Zoning Commission

## Romeoville, Illinois

---

### **ORD 21-1697**

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development – Final Development Plan for Able Masonry at 645 Parkwood Ave

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

Peter Lambiris of Able Masonry Development Co. has requested the approval of an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for the property at 645 Parkwood Avenue.

On April 27, 2021, 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.

Project Development & Planning Coordinator, Nathan Darga, read the Project Compliance Report. He reported that the Able Masonry building at 645 Parkwood was approved in a PUD in 2005 (ORD 05-0309). At that time, the area towards the front of the property was left open for future expansion of the business. Able Masonry has determined that it no longer needs that room to expand and would like to make productive use of the property. They are proposing a second new building at the front of the lot. The new multi-tenant building would be 4,965 square feet and have room for up to three tenants. 10 car parking spaces with 1 handicapped stall is provided for the new building. There are 22 spaces total on the site. Parking requirements in industrial districts vary depending on the number of employees. The new units could not house operations with high employee counts. The new building would be masonry and look similar to the existing building on the site.

In order to approve this project, the PUD will have to amended. Several code exceptions will be required. These include having two buildings on one lot, reducing the front yard setback, and reducing the parking stall size. A complete list is provided in Exhibit B.

### **Method of Investigation:**

The Development review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on August 25, 2020

The Village Board reviewed the Concept Plan on September 2, 2020

### **Findings of Fact:**

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).

3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Chairman Venn swore in Peter Lambiris of Able Masonry Development Co.

Chairman Venn asked about Fire Department Access. Mr. Darga replied that the lane between the old building and new building will be a fire lane and kept clear with posted signage. Commissioner Venn asked the applicant Mr. Lambiris to keep that drive clear.

Commissioner Nelson asked what would happen if vehicles were parked in front of roll up doors and wouldn't that take away parking from other units. Mr. Lambiris will put no parking signs by roll up doors to keep clear.

Commissioner Repetowski stated that it is a good thing to have small units like this for mom and pop and small businesses to have a place to get started in. All of the Commissioners agreed with that.

No other commissioner had any questions. No members of the public wished to speak.

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 21-1697 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway

Seconded by: Commissioner Repetowski

Roll call of the membership present the 27<sup>th</sup> day of April 2021 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on October 28, 2021.**

---

CHAIRMAN, Planning & Zoning Commission

Attested by:

---

SECRETARY, Planning & Zoning Commission