
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25- 1979

An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances.

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

Village staff is proposing several amendments to the zoning code.

On April 8, 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, and Senior Planner, Scott Williams read the Project Compliance Report. They reported that this amendment will update the several sections of the Zoning Ordinance, listed below:

1. Fences (Exhibit A). Due to new state legislation that took effect on January 1, 2025, home rule municipalities are no longer able to require a permit or other approval for the installation, maintenance, placement, replacement, or servicing of electric fences. This update aligns with state requirements
2. Cannabis (Exhibit B). Cannabis (Exhibit B). This amendment will update the Zoning Ordinance and process for approving Recreational Cannabis.
 - a. Remove Cannabis facilities as a special use from these same zoning districts except for Cultivation Centers or Craft Growers in the M-1 and M-2 zoning districts.
 - b. Remove the 750' distance separation requirement from churches or places of worship.
 - c. Add a 750' distance separation requirement from public parks located within village limits.
3. Accessory Structures (Exhibit C). Gazebos and bars will be added to the list of permitted structures that can encroach the 10-foot setback from the primary principal building.
4. Permitted and Special Uses in B-3 (Exhibit D). This will add Massage Parlor, Spa, and Tattoo Parlor as permitted uses in the B-3 district. It will also update the list of special uses to reflect the change.

5. Signage (Exhibit D). This update will remove 3 ft wall sign height maximum for commercial districts and remove 5 ft wall sign heights for industrial zoning districts. This change will allow businesses within these districts' greater flexibility for wall signage.

Chairman Venn asked if the signage would be to eliminate all the exceptions in the project requests. Mr. Shurhay replied yes, it will give the businesses flexibility and the ability to go through the permitting process without variances.

Commissioner Nelson asked what was the State's thinking in their legislation regarding the fencing. Mr. Shurhay replied that he is not sure for the reason behind the changes. Staff does not agree with the changes and not too much we can do since it was passed into State Law. There are requirements through the State Legislation and are in line with what the Village has proposed. They required a protective fence around the electric fence and signage to be posted. It is essentially the same as what we proposed, except we cannot regulate the zoning districts that they are in. Before we only allowed in the M-1/M-2 district.

Commissioner Nelson asked who from the State inspects that and regulates that. Mr. Shurhay replied that he would have to get back to the Commission with that Department of the State.

Mr. Potter stated that Staff has met with the Village Attorney and he advised us to make these changes in the code to reflect the State.

Commissioner Nelson asked why the separation distance between cannabis and churches were reduced. Mr. Williams replied that with most recent petition there were concerns with the multi tenant facilities, property owners were not considering ramifications of future leasing opportunities. Staff has not received any complaints from Churches regarding cannabis facilities.

Commissioner Nelson asked about the issues with security and these facilities and the changes made to the public hearing process. Mr. Williams replied that there has not been an issue, it was based off of concerns petitioners had regarding security.

Mr. Potter stated that the State Cannabis Laws and heightened security requirements regulates those users. As they become more popular in commercial areas, the trend is to treat them no differently than any other retail store. There is not too much that relates to Zoning when the State regulates them so detailed.

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 25-1979.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Repetowski

Roll call of the membership present the 8th day of April 2025 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member ABSENT and not voting.

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

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on April 10, 2025.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission