

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, March 26, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Rich Holloway, Associate Member Dawn Sakalas, Associate Member Gary Nelson, and Sharon Hoffman

Absent 3 - Commissioner Jim McConachie, Commissioner Dan Repetowski, and Commissioner Steve Pyle

3. APPROVAL OF AGENDA

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that the March 12th, 2019 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN19-04](#) **PZC Minutes 3-12-2019**

[4](#)

Attachments: [PZC Minutes 3-12-2019](#)

5. PUBLIC HEARINGS

[PH19-2295](#) **A Public Hearing on an Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances**

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Type of Review: Text Amendment to the Zoning Ordinance (Chapter 159)

Summary:

This amendment will update the P-1 District in the Zoning Ordinance for the use of tent or fabric structures by government entities. These types of structures are generally not permitted in the Village except for temporary recreational purposes. However, the Village

does use them for salt storage and sewage sludge storage at our public works facility. This type of material needs to be kept out of the rain to prevent it running off into the surrounding properties but should not be put inside a permanent structure due to ventilation needs.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Findings of Fact:

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance.

Recommendation:

The Development Review Committee recommends Approval.

Commissioner Scieszka is concerned that the verbiage of the ordinance is too vague and could allow this use to happen on other village sites.

Commissioner Nelson also expressed concerns about vehicle storage.

Project Development & Planning Coordinator Nathan Darga stated that this amendment only applies to the P1 District.

Commissioner Holloway asked to see the Zoning Map showing the P1 areas.

Project Development & Planning Coordinator Nathan Darga showed the Commission the Zoning Map on the screen.

Commissioner Holloway asked if a time frame for vehicles could be added under the temporary uses?

Project Development & Planning Coordinator Nathan Darga stated the the vehicle use could be removed from the amendment if it is a concern. The main use is for the sewage and salt storage.

The Commission agreed on just listing the sewage and salt storage use.

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD19-1555](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances**

Attachments: [ORD 19-1555 Exhibit A](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be Recommend for Approval with Conditions to (strike vehicle storage and other similar uses from the text) to the Village Board

on 4/3/2019. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Welcome to our new member Sharon Hoffman.

10. COMMISSIONER'S REPORT

Welcome to our new member Sharon Hoffman.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Project Development & Planning Coordinator Nathan Darga told the Commission that the first meeting in April will most likely be canceled and he is planning to have the second meeting.

13. ADJOURNMENT

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this be Meeting be Adjourned. The motion carried by a unanimous vote.