

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, November 24, 2020

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

This was Approved.

2. ROLL CALL

This was Approved.

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

This was Approved.

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Associate Member Dawn Sakalas

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that the minutes be Approved as Amended. The motion carried by a unanimous vote.

[PZMIN20-05](#)

[3](#)

Attachments: [PZ Minutes October 13 2020](#)

5. PUBLIC HEARINGS

[PH20-2327](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Bonus Electric at 1400 Bluff Road

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

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

Bonus Electric has submitted a Final Development Plan for a building addition on the property at 1400 Bluff Road.

The building at 1400 Bluff road was originally 13,716 SF, built by Metropolitan Industries in 1988. A 10,209 SF addition was built in 1991. The building is currently owned by Bonus Electric. They are proposing a new building addition of 5,952 SF on the far

eastern side of the property. This brings the building total to 29,739 SF. The new addition will have a drive-in door for the company vehicles. The building does not have an existing PUD. Additionally, many aspects of the site are nonconforming to current code. This PUD will incorporate the new addition and make the whole site legal. The setbacks shown on the attached plan are being approved as the setbacks for this property.

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.

Method of Investigation:

The Development Review Committee has reviewed the proposal. The Planning Commission reviewed the Concept Plan on October 13, 2020. The Village Board reviewed the Concept Plan on October 21, 2020.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Chairman Venn swore in the applicant representative, Matt Cotherman, 9450 W Bryn Mawr, Rosemont, IL

Chairman Venn asked about the signage package. Mr. Cotherman explained there will not be additional signage added to the current site.

There were no questions from the Commission.

Chairman Venn asked for petitions from the public. There were none.

A motion was made by Petra Burgess, seconded by Dan Repetowski, that this Public Hearing was Closed. The motion carried unanimously.

[PH20-2328](#)

A Public Hearing on an Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Cannabis

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

Nathan Darga, Project Development & Planning Coordinator went over the Project Compliance Report.

This amendment will update the Zoning Ordinance for Recreational Cannabis. The Village

last updated this section in December of 2019, just before the recreational cannabis law took effect in 2020. At that time, we amended the code to allow dispensaries as a special use in the M-1, M-2, and P-B zoning districts. We also set distances from other sensitive uses like schools and daycare centers. The new State law allows municipalities to make their own zoning laws to regulate the location of these facilities. Since passing that amendment staff has come to a better understanding of the implementation of the recreational cannabis law. We are proposing some additional changes to clarify our code and make the location of these facilities more streamlined.

The proposed amendment would:

1. List additional Cannabis facilities approved in the State law that we did not account for in our last amendment. These include "Craft Growers," "Infusers," "Processors," and "Transporters."
2. Reduce the 2,500 ft setback for cultivation and craft growers to 1,000 ft. The 2,500 ft setback made the location of any of these facilities impossible.
3. Reduce the 1,000 ft setback for the remaining uses to 750 ft. This is to try and help the existing dispensary find a new location that better fits the traffic they generate.

A redline version of the amendment as well as some maps are included in our packet.

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.

Chairman Venn asked if this Ordinance had any changes that would include paraphernalia. Mr. Darga replied no, that is not addressed in Zoning, the Police would have Ordinances on that.

Mr. Darga has listed categories based on the State Law.

Commissioner Repetowski asked if Forestwood Drive would be a permitted location. Mr. Darga replied yes.

Mr. Darga stated that due to Covid the State is backed up on all licensing, but it is rumored that they will be issuing some of the Cannabis licenses in January.

Commissioner Nelson asked about the proposed Ordinance page 1, number 1, paragraph 7 has "Distribution facilities for" redlined and later in the same paragraph, it should be redlined as well for consistency. Mr. Darga agreed.

Commissioner Nelson page 1, paragraph e has "Dispensing Organizations, Infuser, Processor, Transporter" and that should be consistent throughout the Ordinance.

Commissioner Nelson he is not in favor of reducing the setbacks.

Chairman Venn asked for petitions from the public. There were none.

This matter was Closed

6. NEW BUSINESS

[ORD20-1674](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Bonus Electric at 1400 Bluff Road

- Attachments:** [ORD 20-1674 Exhibit A](#)
[ORD 20-1674 Exhibit B](#)
[ORD 20-1674 Exhibit C PZC Report](#)

A motion was made by Commissioner Burgess, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions. The motion carried by a unanimous vote.

[ORD20-1675](#) An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Cannabis

- Attachments:** [ORD 20-1675 Exhibit A](#)
[ORD 20-1675 Exhibit B PZC report](#)

ORD 20-1675 RVBA packet

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval with Commissioner Nelson's changes to the text consistency. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

None

10. COMMISSIONER'S REPORT

None

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT

This meeting was Meeting be Adjourned