
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 24-1932

An Ordinance Approving an Amendment to the Zoning Ordinance (Chapter 159) of the Village of Romeoville Code of Ordinances for Cannabis.

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

The Village is proposing a text amendment to the zoning code based on the petition by Tim Nitsche on behalf of GCF Industries.

On September 10, 2023 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.

Senior Planner Scott Williams read the project compliance report. He reported that this amendment will update the Zoning Ordinance for cannabis. The Village last updated this section in February of 2023. At that time, we amended the code to allow cannabis dispensaries as a special use in the B-3 zoning district. The 500-foot setback to residential requirement was eliminated while maintaining set distances from sensitive uses like schools and daycare centers. State law allows municipalities to make their own zoning laws to regulate the location of these facilities.

Since passing that amendment, cannabis related uses continue to increase in popularity including inquiries into expanding cannabis infusing/processing operations. The petitioner, Tim Nitsch of GCF Industries, is proposing a text amendment to allow an infusing and transportation operation as a special use in the M-R Light Manufacturing/Research Park District.

In December of 2020 when the village amended the code to allow cannabis facilities accounting for "Infusers," Processors," and "Transporters" in the industrial/manufacturing M-1, M-2, and P-B zoning districts, there was no specific proposal for the M-R zoning district. The M-R district, which consists of 10 lots and 2 outlots, is the smallest industrial/manufacturing district with lighter, smaller scale industrial uses many of which are in multi-tenant buildings. Staff finds this proposal is consistent with the intent and purpose of the M-R zoning district.

The proposed amendment would:

1. List Cannabis facilities as a special use in the M-R zoning district.

- 2. Update the names of village institutions (i.e. Romeoville Aquatic Center) and other minor revisions
- 3. No other changes are proposed, the existing separation requirements for the M-1, M-2, and P-B zoning districts would also apply in the M-R zoning district.

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

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).

Recommendation:

The Development review Committee has reviewed the proposal and is recommending approval.

Chairman Venn asked how the Village would handle a new business that involves daycare that would like to move near an existing facility.

Mr. Williams replied that there is a Business License process, including inspections that would check that type of situation. Mr. Williams stated that in his research of the surrounding property, it is unlikely for a daycare to be in the area. He also checked with Bolingbrook, Illinois regarding current and proposed uses as it borders this district as well.

Commissioner Nelson asked the measurement from lot line and tenant space needs to be written so that a daycare or church could theoretically be in the same building, but 750 feet apart.

Mr. Williams replied that our code has been written for lot lines for that purpose and State Law also regulates as well with distances from other cannabis uses. Showing the Commission, the map where red marks no cannabis allowed, and the map has been updated with the new retail user along Weber Road.

Chairman Venn asked there were any questions from the Public. There were none.

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 Text Amendment provisions of the Zoning Code. (Chapter 159).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 24-1932.

Motion by: Commissioner Scieska
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10th day of September 2024 with the following vote:

7 members voting AYE	0 members voting NAY
0 members ABSTAINING	0 members ABSENT and not voting.

Gary Nelson	AYE	David Venn	AYE
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Dan Repetowski	AYE	Richard Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on September 11, 2024.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission