
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25- 1995

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 an amendment to the zoning code.

On August 12, 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 and the Commission. The following issues and opinions were discussed.

Assistant Planner, Mike Shurhay, read the Project Compliance Report.

Commissioner Nelson asked what are we trying to prevent with this text amendment. Mr. Shurhay commented that we are trying to prevent a business trying to operate as a blank space for an event center and operate whatever they want for an event. We are looking for event space to be a secondary business to the business. He gave an example of Mistwood with an event center/banquet facility with their own kitchen and it is not BYOB, it is secondary to the business.

Commissioner Nelson has a problem with thinking of it as secondary, 90% of the space is where public gathers and kitchen is only 10%. He commented that they would need a food license to begin with for the event space and the enhanced definition has times and types of functions back into it. He talked about the facility that opened up the Event Center and it did not have a commercial kitchen - athletic center types of places would have to have a different name or put in a commercial kitchen. Mr. Shurhay stated that this is intended for more commercial inline units, that is just a blank space.

Commissioner Nelson asked if the commercial kitchen helps with the code. Mr. Shurhay commented that the Building and Fire Departments will have to go in and inspect those facilities.

Commissioner Burgess asked if this would apply to the business that is located on Budler Road. Mr. Shurhay replied yes.

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 Burgess
Seconded by: Commissioner Repetowski

Roll call of the membership present the 12th day of August 2025 with the following vote:

5 members voting AYE		0 members voting NAY	
0 members ABSTAINING		2 member ABSENT and not voting.	
Gary Nelson	AYE	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	ABSENT
Paul Scieszka	ABSENT	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on August 13, 2025.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission