
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 20-1628

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

**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.

On March 10, 2020, 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.

Planning Technician Mike Shurhay read the project compliance report. He reported that this amendment would update the commercial and industrial lighting standards. The code already has maximum light levels and standards for light spill over on adjacent properties. These updates will address minimum light levels needed for security as well as maintenance of site lighting. This will help in our commercial code enforcement efforts around the Village.

Commissioner Nelson asked about the table on page 2 and what the difference is between regional and commercial shopping districts.

Planning Technician Mike Shurhay stated that the table would not change just the standards for the districts.

Project Development and Planning Coordinator Nathan Darga stated that a Commercial District would be a Walmart with large light poles. A Regional District would be a smaller neighborhood strip mall with small light poles.

Mr. Don Hornig, 834 Oakton Ave. Romeoville, IL was sworn in. Mr. Hornig is concerned about the commercial buildings to the north of Weber Road Walgreens where additional parking was added and if there is adequate lighting in this area. Mr. Hornig is concerned about safety in this area where the additional employee parking was added.

Project Development and Planning Coordinator Nathan Darga stated that this will help some. The current standards are now geared toward lighting not being too bright and no standards for minimum lighting. This will add back standards to help Commercial Code.

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 20-1628.

Motion by: Commissioner McConachie
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10th day of March 2020 with the following vote:

6 members voting AYE		0 members voting NAY	
0 members ABSTAINING		1 members ABSENT and not voting.	
Steve Pyle	AYE	David Venn	ABSENT
Dan Repetowski	AYE	Rich Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	AYE		

MOTION Carried.

Respectfully submitted on March 10, 2020.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission