

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Final**

**Tuesday, September 10, 2024**

**6:00 PM**

**Village Hall Board Room**

**Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

**Present** 8 - Chairman 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

## 3. APPROVAL OF AGENDA

**A motion was made by Petra Burgess, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.**

## 4. APPROVAL OF MINUTES

[PZMIN24-10](#)

[2](#)

**Attachments:** [PZC 05142024.pdf](#)

**A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the May 14, 2024 PZ Minutes be Approved. The motion carried by a unanimous vote.**

## 5. PUBLIC HEARINGS

[PH24-2409](#)

**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 Scieszka, seconded by Commissioner Burgess, that this Public Hearing be Opened. The motion carried by a unanimous vote.**

Scott Williams, Senior Planner read the Project Compliance Report.

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.

**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 how the Village would handle a new business that involves children 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 current and proposed uses as it borders this property 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 dispensary allowed and 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.

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

[PH24-2410](#)**A Public Hearing on a Special Use Permit for a Cannabis Infuser, Processor, and Transporter for GCF Industries, Inc. at 1413 Sherman Rd Unit 90**

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

Scott Williams, Senior Planner read the Project Compliance Report.

Tim Nitsch, representing GCF Industries, Inc, has submitted a Special Use Permit for a Cannabis Infuser, Processor, and Transporter for 1413 Sherman Rd, Unit 90 in the Bluff Trails Business Park Development.

The property is a multi-tenant warehouse and office building. GCF Industries is proposing to locate in unit 90 which is 2,250 square feet and contains office and warehouse space. The petitioner is proposing a Cannabis Infusing and Transportation operation and would manufacture cannabis infused dissolvable tablets. The space will include a preparation room, production and packaging room, and a locked vault room.

No dispensing is proposed, and all Cannabis sales must be from a licensed dispensary under state law. Product is shipped in and out from a closed interior bay using licensed cannabis transport vehicles. An external and internal security and access control system will be installed to meet the guidelines of the Illinois Cannabis Regulation Tax act. The facility will employ 5 to 7 employees and have access to 10 parking spaces. Staff has verified that the use meets all of the setbacks listed in our Ordinance for Cannabis uses as proposed by the concurrent M-R text amendment.

**Method of Investigation:**

The Development review Committee has reviewed the proposal. The applicant has also addressed the special use standards in Section 159.176.F.

**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 defective or non salable products disposed of? Mr. Williams replied that this is covered under the State Law, but the petitioner can elaborate if needed.

Commissioner Burgess asked if the tenants were notified. Mr. Williams replied that a Public Hearing Sign was posted which was visible to tenants, there was a letter of authorization from the Property Owner, Public Hearing Notice was published in the newspaper and property owners within 250 feet were notified by certified mail. Mr. Williams later noted that these are not condos, which are owned, they are leased spaces.

Commissioner Nelson asked if the product produced going to be sent out of town or will it be shipped to our local dispensary.

Chairman Venn swore in the petitioner Timothy Nitch, 1067 Carriage Ct, Naperville Illinois.

Mr. Nitch stated that their plan is to sell within the State of Illinois including the Romeoville dispensary.

Commissioner Nelson asked what the quantities produced and shipped would be. Mr Nitch stated that is a new product on the market and will be produced in small quantities until the demand is ramped up. They are hoping it is successful and they produce large quantities per month. Conservative estimate, they are hoping for 3-4 thousand tubes per month with 10 tablets per tube.

Commissioner Nelson asked if the preparation area would contain an odor. Mr. Nitch stated that they only deal with distillate and it has no odor. They do have an oven where they dry the distillate, but they have been to other facilities with distillate and powder and there is no odor.

Commissioner Nelson asked if the proposed infuser in Windham Lakes reviewed by the Commission was still in operation. Mr. Williams replied no, it received all Village approval but was never approved by the State and never opened. Mr. Shurhay replied that facility is now the Creamery main office with event space.

Commissioner Scieszka asked if the hours of operation would be Monday through Friday hours. Mr. Nitch replied yes, they have no plans to go beyond Monday through Friday in the foreseeable future.

Commissioner Scieszka asked about the deliveries. Mr. Nitch replied that the made sure the facility had an area where they can pull a truck in and close the door and load in a secure area.

Commissioner Burgess asked about Stated approval. Mr. Nitch replied that it is a 4-6 week process before they can even go into production and they have already been in contact with the State in numerous areas. They have held this license for 3 years and their business consists of 2 attorneys and he is an engineer and are confident that they will get approval from the State.

Chairman Venn asked for comments from the public, there were none.

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

**[PH24-2411](#)**

**A Public Hearing on a Special Use Permit for Christian Congregation Church at 1233 Naperville Dr.**

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

Mike Shurhay, Assistant Planner read the Project Compliance Report.

Rodney Manna, Chairman for the Administration of the Christian Congregation in the U.S.

North Central Region, has applied for a special-use permit to allow his congregation to meet in a 1200 square foot leased out space at 1233 Naperville Dr. in the M-1 medium manufacturing Zoning District.

The congregation will use this space solely as a meeting location for their 30-35 church members. No additional construction or redevelopment of the structure is needed. The leasing of this space will provide a closer meeting location predominantly for their elderly members who have to commute 45 minutes to their current Arlington Heights meeting location. The congregation will meet on Sunday and Tuesday evenings so impact on parking for adjacent tenants is minimal. MILA Investments LLC is the owner of the property and is leasing the space to Christian Congregation in the U.S. free of charge. The special use permit is limited to Christian Congregation and is nontransferable.

**Method of Investigation:**

The Development review Committee has reviewed the proposal and recommend approval for the special-use application.

**Recommendation:**

The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Chairman Venn swore in the applicant David Mule', 2246 Manning Road, Darien, Illinois.

Chairman Venn asked if he can assume that they will not be going door to door with or without a permit to solicit Romeoville residents. Mr. Mule' replied no they will not.

Commissioner Nelson asked what the occupancy load in the unit, they suggested there would be 30-35 members and tables and chairs for a meeting area. Mr. Mule' replied that yes it open space 1200 square feet. Mr. Shurhay replied that they are pretty close for the maximum occupant load for the Fire Department. This will be looked at through the Business License program including inspections from the Building and Fire Departments.

Commissioner Scieszka asked about the hours of operation, the report states Sunday and Tuesday evenings. Will there be anyone there during the weekdays working in the office or is it strictly for those couple hour meetings. Mr. Mule' replied yes, there will be no one there during those off times.

Commissioner Burgess asked if there would be enough parking or would there be overflow. Mr. Mule' replied that there are 65 parking spaces around the building. Mr. Shurhay replied they meet the parking requirements for their square footage which is approximately 20 parking spaces shown on the map.

Chairman Venn asked if there were any questions from the public.

Mr. Mark Domanico, 1235 and 1237 Naperville Drive, Romeoville Illinois.

Mr. Domanico replied that he has 2 of the building located next to the church and has spoke to the other 2 building owners and they are worried about his/their trucks that he/they have in and out of his/their facilities. They do not have any objections to the Church at that location. He is worried that they will be blocking businesses by parking in front of them. He works every other Sunday at his businesses. He asked if the Church can grow in size and occupy the rest of the spaces. The other building occupant has car meets and they take up all the spaces, but they inform him when they take place and he is okay with that. He wants to make sure his semi trucks can get around as well as his deliveries.

Mr. Mule' stated that he cannot project how many members will come or grow. It is their hopes that the Church grows, but knows that the Village also has limits on how many can be in there. He feels that there is ample parking for his parishioners.

Mr. Domanico stated that the proposed Church's front door and parking faces his building and that is where concern is for parking overflow.

Mr. Shurhay stated that when review was done on the parking for this facility, it is on the parcel in question only, other property is not factored into the parking calculations. As property owners, you do have the right to regulate parking with signs such as "No Parking" "Towing" "Business Only" etc. As far as the Church growing, we do look at that and the parking. We did find that there is ample parking for what is proposed.

Discussion from property owner of other buildings (not sworn in) about parking signs with Mr. Shurhay. Mr. Shurhay stated that if you are the property owner, by code you are permitted to put up parking signage.

Chairman Venn asked Mr. Mule' if there is a bulletin board or announcement that can be made on preferential parking to the members. Mr. Mule' replied yes, he will make sure they know where to park.

Chairman Venn asked if there were comments from the Public - there were none.

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

## 6. NEW BUSINESS

### [ORD24-1932](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Cannabis**

**Attachments:** [ORD 24-1932 Exhibit A](#)  
[ORD 24-1932 Exhibit B PZC Report](#)

ORD 24-1932 RVBA with maps

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 9/18/2024. The motion carried by a unanimous vote.**

### [ORD24-1933](#) **An Ordinance Approving a Special Use Permit for a Cannabis Infuser, Processor, and Transporter for GCF Industries, Inc at 1413 Sherman Rd. Unit 90**

**Attachments:** [ORD 24-1933 Exhibit A](#)  
[ORD 24-1933 Exhibit B PZC Report](#)

ORD 24-1933 SUP RVBA

**A motion was made by Commissioner Scieszka, seconded by Commissioner Burgess, that this Ordinance be Recommend for Approval to the Village Board on 9/18/2024. The motion carried by a unanimous vote.**

**[ORD24-1934](#) An Ordinance Approving a Special Use Permit for Christian  
Congregation Church at 1233 Naperville Dr.**

**Attachments:** ORD 24-1934 RVBA

[ORD 24-1934 Exhibit A](#)

[ORD 24-1934 Exhibit B PZC](#)

**A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 9/18/2024. The motion carried by a unanimous vote.**

**7. OLD BUSINESS**

NONE

**8. CITIZENS TO BE HEARD**

NONE

**9. CHAIR'S REPORT**

Chairman Venn commented on the amount of vehicles driving into establishments and deaths that occur. He asked if the Village had ordinances for ballards in front of businesses in the Village. Mr. Williams replied that it is case specific. Mr. Shurhay replied that it is discussed with raised curb and ballards on case by case. Chairman Venn asked the Village to look in to creating an ordinance.

**10. COMMISSIONER'S REPORT**

NONE

**11. VILLAGE BOARD LIAISON REPORT**

NONE

**12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

There will be public hearings on the September 24th meeting.

**13. ADJOURNMENT**

**A motion was made by Petra Burgess, seconded by Rich Holloway, that this Meeting be Adjourned. The motion carried unanimously.**