
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 16-1306

An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Food Trucks, Linear Lighting, and Accessory Structures

**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 for Food Trucks, Linear Lighting and Accessory Structures.

On August 23, 2016, 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.

Senior Planner Jamie Tate read the project compliance report. She reported that this amendment will update the following sections of the Zoning Code:

- Add language to allow food trucks in the P-B, Planned Business District and all Manufacturing Districts (M-R, M-1, and M-2) so long as they meet the standards set forth in the forthcoming food truck ordinance. The chapter and/or section number will be added to the zoning ordinance when it is determined before presented to the Village Board.
- Modify the Accessory Structure section of the Zoning Code to remove the distance requirement from the principal structure or distance requirement from other accessory structures for patios, walkways, driveways, hot tubs or pergolas. They will still need to meet other setback requirements in the Zoning Code.
- Add language to Commercial Lighting Standards to prohibit linear lighting (rope lighting) around storefront windows.

Chairman Venn asked if the rope lighting falls under the code for standard lumens. Planner Tate stated that this falls under the current code and this text amendment will be an addition to the current Commercial Code.

Chairman Venn asked if there were provisions in the code to prohibit overnight parking for the food trucks and will they be required to provide garbage cans.

Planner Tate stated that overnight parking would not be permitted and the food truck ordinance requires the operator to provide garbage cans. Planner Tate would like any ideas or suggestions the commission might have.

Commissioner Burgess asked if there would be a limit on the number of trucks at one location.

Planner Tate stated we contemplated three or four, but decided to not restrict the number to begin with. If the number became an issue, we can always go back and amend the ordinance to put a restrictor in place.

Commissioner Scieszka asked what the definition of a Mobile Food Truck is; it is a very generic term and he asked if an Ice Cream Truck is considered a Mobile Food Truck.

Planner Tate stated that there is a separate ordinance that addresses Ice Cream Trucks. They are allowed in residential areas and the Food Trucks are not. The food truck ordinance addresses vehicles that are stopped and parked for some time where the ice cream trucks are idling while selling their prepackaged products.

Senior Planner Darga explained that the Ice Cream Trucks must get a solicitors license to operate in the residential areas. The Food Trucks must be licensed but will be operating on private property such as warehouse parking lots and this new text will make it legal.

Mr. Don Hornig, 813 Oakton Romeoville, IL - Sworn

Mr. Hornig asked if the food trucks would be allowed in shopping malls or lots such as Sam's Club or Walmart.

Planner Tate stated that the food trucks would not be allowed in these areas only in manufacturing, industrial and warehouse areas. There is also a distance requirement in place from any location that serves or sells food.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, 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).

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 16-1306.

Motion by: Commissioner Scieszka

Seconded by: Commissioner McConachie

Roll call of the membership present the 23rd day of August, 2016 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member ABSENT and not voting.

Steve Pyle	ABS
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on September 7, 2016.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission