
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 17-1419

An Ordinance Approving a Text Amendment to the Romeoville Code of Ordinances to add Residential Illumination Standards to the Zoning Code

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

A motion was made by Commissioner Pyle, seconded by Commissioner McConachie, that this Public Hearing be Opened. The motion carried by unanimous vote.

Assistant Director Josh Potter read the Project Compliance Report.

Staff is proposing a text amendment to add residential illumination standards to the Zoning Code. Currently, the Zoning Code only includes illumination standards in commercial and industrial zoning districts. Not having any standards in the residential zoning districts has caused issues when dealing with lighting complaints. In order to come up with specific standards, staff surveyed the requirements of other communities and looked at model codes in order to provide the proposed text amendment language.

Staff is proposing adding the following section to the General Regulations chapter of the Zoning Code:

Section 159.038 RESIDENTIAL ILLUMINATION STANDARDS

(A) Purpose: The residential illumination standards are intended to protect the public health and general welfare by controlling adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

(B) Applicability: The residential illumination standards apply to all Residential Zoning Districts.

(C) Glare: All outdoor residential lighting must be directed shaded, shielded, or otherwise located and designed to minimize perceived glare on adjacent properties and streets.

(D) Light Spillage: All outdoor lighting must be designed, installed and maintained to avoid the adverse impact of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures. Average maintained foot-candles at the property line may not exceed 0.10 foot-candles.

The Development Review Committee has reviewed the proposed text amendment and concurs with the request.

Chairman Venn asked if there was any standard or judgement as to what perceived glare is? Josh Potter stated that it is a tough thing to enforce and regulate, it is a bit subjective. However this ordinance does give the Village some ability to regulate this.

Chairman Venn asked if other communities word there ordinances as perceived glare. Josh Potter stated that they do.

Commissioner Pyle asked if the Village has the technology to gauge this. Josh Potter stated that equipment would have to be purchased and training done on how

to use it. Mr. Rockwell stated that the needed equipment is a light meter that he was taught to use and the Police Department will be purchasing one.

Steve Gulden stated that glare is the issue and maybe the verbiage should be changed so it is less arbitrary.

Commission Scieszka asked about the wording in item D., is it the property that the light is being illuminated from or the adjoining property. Staff stated that it is the adjoining property and this wording will also be looked at.

Motion to close: Holloway, second Repetowski

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 17-1419.

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Ordinance be Recommend for Approval With Conditions (to look at the language on item C. for glare and item D. to define the property line) to the Village Board on 12/6/2017. The motion carried by a unanimous vote.

Motion by: Commissioner Szieszka
Seconded by: Commissioner McConachie

Roll call of the membership present the 28th day of November, 2017 with the following vote:

7 members voting AYE
0 members ABSTAINING

0 members voting NAY
0 members ABSENT and not voting.

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

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on November 28, 2017.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission