
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1482

An Ordinance Approving an Amendment to the Zoning Ordinance (Chapter 159) for Permitted and Special Uses in the A-1, P-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, D-D, P-B, M-R, M-1, M-2, and U-D Zoning Districts

**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 permitted and special uses.

On May 8, 2018, 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 Nathan Darga read the project compliance report. He reported that this amendment will update our zoning code to be in better compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA) passed by Congress in 2000. This act restricted local government's ability to "implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution."

Our current code lists religious uses as a special use in most districts with special provisions. These special provisions likely cause RLUIPA problems and so are being removed. Religious uses will still be a special use and require a vote by the Planning Commission and Board. They would follow our normal special use criteria like every other case.

The text amendment also cleans up some language in the M-R and D-D districts to clarify what is permitted and remove conflicting items.

Chairman Venn asked if we list any specific criteria as to what constitutes a church and what does not?

Planner Darga stated that there is no specific definition, any registered non-for profit / 501C3 with the State will be considered a church.

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 18-1482.

Motion by: Commissioner Pyle
Seconded by: Commissioner Scieszka

Roll call of the membership present the 8th day of May 2018 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	AYE

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on May 9, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission