
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1533

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

**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 January 8, 2019, 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.

Project Development & Planning Coordinator Nathan Darga read the project compliance report. He reported that this amendment would update the Zoning Ordinance for three items.

1. Clarifying the section for cell towers on Village owned land.
2. Amending the fence section to prohibit parallel fences within 6 feet of each other.
3. Adding self-storage facilities as a special use in the B-3 district. This is in preparation for the upcoming U-haul project.

Commissioner Nelson asked if there is anything to address the situation of a fence that is close to the lot line being taken down and the adjoining neighbor putting up a fence on their lot line.

Project Development & Planning Coordinator Nathan Darga stated that fences are allowed on individual properties that can be close to each other but you are not allowed to have two fences within 6 feet on one property.

Chairman Venn asked if the Village has any obligation in the easement area. Project Development & Planning Coordinator Nathan Darga stated that if a fence is put on an easement the owner must sign off permission for utilities or the Village who have rights to remove the fence if necessary.

Commissioner Burgess asked about fences in her area of town that seem to be one continuous fence and who is responsible for them.

Project Development & Planning Coordinator Nathan Darga stated that in some areas there are fences that were put in by the subdivision or homeowners association.

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 19-1533.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 8th day of January 2019 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 January 9, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission