
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1564

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 April 23, 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 will update the video gaming section of the zoning code to deal with "truck stops." The State law that permitted video gaming listed several locations where the machines could be located. One of these location were truck stops. The State has recently made several amendments to this provision to detail what counts as a truck stop. This amendment will update our code to 1) comply with changes to state law and 2) add additional criteria to ensure that not every gas station that sells diesel would count as a truck stop. The criteria include that they must be on at least 5 acres, contain a convenience store not less than 5,000 square feet, and have truck parking spaces equal to the number of diesel pumps plus the number of gaming terminals.

Chairman Venn asked if this would have any change on the existing criteria for video gaming. Project Development & Planning Coordinator Nathan Darga stated that it would not.

Commissioner Pyle clarified how the number of machines allowed is calculated according to diesel pumps and parking spaces. Planner Darga stated that he was correct and that the State limits the number of machines to five (5).

Commissioner Scieszka asked about item E on the text amendment that states machines must be 100ft. from schools and how the measurement is taken. Planner Darga stated that the Village measures property line to property line, but is not sure how the State measures. Commissioner Scieszka is concerned about the distance to Rasmussen College from the Speedway if it is expanded. Planner Darga stated that there is a vacant lot in-between the two but it would have to be checked.

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 19-1564.

Motion by: Scieszka

Seconded by: Holloway

Roll call of the membership present the 23rd day of April 2019 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

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

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on April 24, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission