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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### ORD 19-1586

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 July 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 would clarify the use of tent structures in the M-1 and M-2 districts. It will allow existing tent structures to become legal non-conforming uses. This means that they can stay until they are damaged, destroyed, or removed. New tents will have to follow current guidelines which allow tents only for temporary uses like sales or special events.

Chairman Venn asked if the existing properties with tents are grandfathered in. Mr. Darga stated that is the case but they would not be able to rebuild, replace, or expand the existing tents.

Commissioner Pyle asked if a change in ownership of the property would change the status. Mr. Darga stated that it would not as long as the structure is not in disrepair.

Commissioner Burgess asked how the Village would monitor any changes to the structures. Mr. Darga stated that if any permits are applied for or any code enforcement complaints are filed.

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 19-1586.

Motion by: Commissioner Holloway  
Seconded by: Commissioner Scieszka

Roll call of the membership present the 23<sup>rd</sup> day of July 2019 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	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 July 25, 2019.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission