

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, July 23, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 9 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Steve Pyle, Commissioner Rich Holloway, Associate Member Dawn Sakalas, Associate Member Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 1 - Commissioner Dan Repetowski

3. APPROVAL OF AGENDA

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that the July 09, 2019 Minutes be approved. The motion carried by a unanimous vote.

5. PUBLIC HEARINGS

[PH19-2305](#)**A Public Hearing on an Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances**

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Project Development & Planning Coordinator Nathan Darga read the Project Compliance Report.

Type of Review: Text Amendment to the Zoning Ordinance (Chapter 159)

Summary:

There are two amendments to the Zoning Ordinance being proposed.

ORD 19-1585

This Ordinance will allow the Police Department to write standard parking tickets to trucks parked in unapproved spaces. Writing a standard parking ticket is more effective than going through the zoning violation process. This should improve enforcement of truck parking.

ORD 19-1586

This Ordinance will 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.

A copy of the ordinances are attached.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Findings of Fact:

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance.

Recommendation:

The Development Review Committee recommends Approval.

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.

Commissioner Pyle stated that he thought Walmart did allow truck/camper parking in their lot.

Mr. Darga stated that some Walmart Stores do, however our village ordinances do not allow this.

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that this Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD19-1585](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances Amending Section 159.070(E)-- Off-street parking/loading and unloading facilities**

Attachments: [ORD 19-1585 Exhibit A PZC report](#)

A motion was made that this Ordinance be recommend for approval to the Village Board on 8/7/2019. The motion carried by a unanimous vote.

[ORD19-1586](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances Amending Section**

159.082(D) - Miscellaneous Uses

Attachments: [ORD 19-1586 Exhibit A PZC report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Scieszka, that this Ordinance be recommend for approval to the Village Board on 8/7/2019. The motion carried by a unanimous vote.

[RES19-2738](#) A Resolution Approving a Plat of Easement for Bluff Road

Attachments: [RES 19-2738 Exhibit A](#)

A motion was made by Commissioner McConachie, seconded by Commissioner Pyle, that this Resolution be recommend for approval to the Village Board on 8/7/2019. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Commissioner Pyle announced that this will be his last meeting because he is moving out of the area. Chairman Venn thanked him for his service to the Village of Romeoville.

10. COMMISSIONER'S REPORT

Thank you Commissioner Pyle for all your service and best wishes.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

A motion was made by Commissioner Pyle, seconded by Commissioner McConachie, that this be Meeting be Adjourned. The motion carried by a unanimous vote.