
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 19-1606

An Ordinance Approving an Amendment to Chapter 159 (Zoning Ordinance) 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 December 10, 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, the public, 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 the recent changes the State has made for Recreational Cannabis. Currently, the Village allows the distribution of Medical Cannabis as a Special Use in the M-1 and M-2 zoning districts. The Village has granted one Special Use permit for Medical Cannabis to a facility at 1335 Lakeside Drive (ORD 15-1205). The State law for Medical Cannabis had specific distances the facilities had to be located away from sensitive uses like schools and daycare centers. The new law for Recreational Cannabis does not. It does, however, allow municipalities to make their own zoning laws to regulate the location of these facilities.

The proposed amendment would:

1. List distribution of Cannabis as a Special Use in the M-1, M-2, and P-B zoning Districts.
2. Require a 1,000 foot setback from "any pre-existing public or private pre-schools, elementary schools, secondary schools, or day care centers."
3. Require a 1,000 foot setback from any property zoned U-D, University District.
4. Require a 1,000 foot setback from the Library, Village Hall, the Rec Center, and the Edward Athletic and Event Center.
5. Require a 500 foot setback from any property zoned residential.

It is anticipated that the existing Medical Cannabis facility on Lakeside Drive would begin selling Recreational Cannabis in early 2020. There have been preliminary discussions with the existing operator about moving to a newer, larger location. To date, they have not been able to secure a location. If and when they do, they would come before the commission for a Special Use Permit and would be bound by

the conditions set forth above.

Commissioner Nelson asked about including parks and churches to the list of setbacks. Mr. Darga stated that anything can be included, however churches were not included due to the fact that there are some churches in unique locations such as industrial parks. Parks are located in areas zoned residential so they were not listed separately.

Commissioner Nelson asked how the sales will be tracked. Mike Richards, 190 S. LaSalle, Chicago, IL was sworn in. Mr. Richards stated that the State does have a system to track the product and they are working on putting a process in place to track customer transactions.

Commissioner Nelson stated that the Village and staff have done a wonderful job on the development of the Village, however he is concerned about this Ordinance and will be voting no.

Commissioner Burgess stated that she is in support of the Ordinance and stated that there have been no issues with the current dispensary. Mr. Darga stated that this is correct.

Commissioner Burgess asked how reporting to the DMV is possible. Katrina McGuire, 55 E. Monroe, 37th Floor, Chicago, IL was sworn in. Ms. McGuire stated that the medical card holders do go thru a background check and are reported to the DMV. Recreational sales will not require a license, only a valid driver's license to make a purchase.

Commissioner Repetowski wants to make sure that the medical customers do not suffer because of the recreational sale customers. Mr. Richards stated that per State Legislature they are required to allocate a certain amount for medical customers and maintain that supply.

Commissioner Scieszka asked if the distance requirements were given by the State. Mr. Darga stated that the State did give setback numbers for the medical sales. The recreational sales setbacks and zoning are up to the municipality.

Commissioner Scieszka would like to see the residential setback moved to 1,000 FT.

Don Hornig, 834 Oakton Ave., Romeoville, IL was sworn in. Mr. Hornig is concerned about the distance around the Athletic Center being bumped back due to the amount of families and children in the area. Mr. Hornig also expressed concern in the future for the area around the train station. Mr. Darga stated that there is really no area available on the east side by the train station. Mr. Hornig stated that Michigan is experiencing astronomical sales and thinks this will be good for Illinois.

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 19-1606 with the condition that churches be added to the list of uses requiring a setback.

Motion by: Commissioner Burgess
Seconded by: Commissioner Repetowski

Roll call of the membership present the 10th day of December 2019 with the following vote:

5 members voting AYE
0 members ABSTAINING

1 members voting NAY
1 members ABSENT and not voting.

Gary Nelson	NAY
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Rich Holloway	ABSENT
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on December 11, 2019.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission