

---

# Report of the Planning & Zoning Commission

## Romeoville, Illinois

---

### ORD 20-1675

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

**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 November 24, 2020, 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 and Planning Coordinator Nathan Darga read the project compliance report. He reported that this amendment will update the Zoning Ordinance for Recreational Cannabis. The Village last updated this section in December of 2019, just before the recreational cannabis law took effect in 2020. At that time, we amended the code to allow dispensaries as a special use in the M-1, M-2, and P-B zoning districts. We also set distances from other sensitive uses like schools and daycare centers. The new State law allows municipalities to make their own zoning laws to regulate the location of these facilities. Since passing that amendment staff has come to a better understanding of the implementation of the recreational cannabis law. We are proposing some additional changes to clarify our code and make the location of these facilities more streamlined.

The proposed amendment would:

1. List additional Cannabis facilities approved in the State law that we did not account for in our last amendment. These include "Craft Growers," "Infusers," "Processors," and "Transporters."
2. Reduce the 2,500 ft setback for cultivation and craft growers to 1,000 ft. The 2,500 ft setback made the location of any of these facilities impossible.
3. Reduce the 1,000 ft setback for the remaining uses to 750 ft. This is to try and help the existing dispensary find a new location that better fits the traffic they generate.

A redline version of the amendment as well as some maps are included in our packet.

#### **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 this Ordinance had any changes that would include paraphernalia. Mr. Darga replied no, that is not addressed in Zoning, the Police would have Ordinances on that.

Mr. Darga has listed categories based on the State Law.

Commissioner Repetowski asked if Forestwood Drive would be a permitted location. Mr. Darga replied yes.

Mr. Darga stated that due to Covid the State is backed up on all licensing, but it is rumored that they will be issuing some of the Cannabis licenses in January.

Commissioner Nelson asked about the proposed Ordinance page 1, number 1, paragraph 7 has "Distribution facilities for" redlined and later in the same paragraph, it should be redlined as well for consistency. Mr. Darga agreed.

Commissioner Nelson page 1, paragraph e has "Dispensing Organizations, Infuser, Processor, Transporter" and that should be consistent throughout the Ordinance.

Commissioner Nelson he is not in favor of reducing the setbacks.

Chairman Venn asked for petitions from the public. There were none.

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 20-1675.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 24<sup>th</sup> day of November 2020 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 December 4, 2020.**

---

CHAIRMAN, Planning & Zoning Commission

Attested by:

---

SECRETARY, Planning & Zoning Commission