

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, May 9, 2017

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 5 - Commissioner Steve Pyle, Commissioner Rich Holloway, Associate Member Dawn Sakalas, Commissioner Dan Repetowski, and David Venn
- Absent** 5 - Commissioner Petra Burgess, Associate Member Rick Gougis, Associate Member Gary Hoffman, Commissioner Paul Scieszka, and Jim McConachie

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Pyle, that the April 25, 2017 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN17-01](#) **April 25, 2017 Minutes**

[4](#)

Attachments: [PZC Minutes April 25, 2017](#)

5. PUBLIC HEARINGS

[PH17-2250](#) **A Public Hearing on a Text Amendment to the Zoning Code (Chapter 159) regarding Food Truck Operating Locations**

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

Assistant Director of Community Development Josh Potter Read the Project Compliance Report.

Date: May 9, 2017

Description/Title: Food Truck Operating Locations

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

Summary:

Regulations to allow food trucks were approved last September (ORD16-1315). ORD 16-1315 added language to allow food trucks in the P-B, Planned Business District and all Manufacturing Districts (M-R, M-1 and M-2) so long as they meet the standards set

forth in the ordinance.

In response to the increasing demand for food trucks, the proposed revision provides for additional food truck operating locations within the B-3, Highway/Regional Shopping District. Food trucks would only be allowed in the B-3 District when it is operated in connection with an establishment that serves alcoholic beverages on-site under a Class M-1 or Class O liquor license. This applies to establishments such as a microbrewery or craft beer bottle shop that has on-premises tastings.

In addition, the provisions of ORD 16-1315 requires that no food truck be operated within 300 feet to the entrance of an establishment offering food for sale or within 300 feet of any restaurant, café or eating establishment which is open for business. The 300 feet requirement may be waived if the food truck operator has obtained written consent of the food service business to operate within this minimum distance.

The proposed amendment to the B-3, Highway/Reginal Shopping District, Section 159.073(B), adds the following section to the Zoning Code:

(19) Food truck or food truck operator, subject to the requirements of Chapter 129 (Food Trucks and Food Truck Operators), but only when the food truck in question is operated in connection with the operation of an establishment licensed to serve alcoholic beverages for on premises consumption through a duly issued Class M-1 or Class O liquor license issued by the Local Liquor Control Commissioner in accordance with the provisions of Chapter 112 of the Village Code of Ordinances.

Method of Investigation and Recommendation:

The Development Review Committee has reviewed the proposal and recommends approval.

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.

Commissioner Pyle asked about how Food Trucks at Special Events, such as at the new Athletic Center, would work.

Assistant Director Potter stated that this would fall underseparateate special events application if it is a short term event.

Commissioner Sakalas commented that she is glad to see the Food Trucks being allowed.

Community Development Director Steve Rockwell stated that the trucks must be motorized and licensed thru Will County.

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

6. NEW BUSINESS

[ORD17-1375](#) **An Ordinance Approving a Text Amendment to the Zoning Code**

(Chapter 159) regarding Food Truck Operating Locations

Attachments: ORD17-1375 RVBA Food Truck TA

[ORD17-1375 17-012 ORD EX A PZC Report](#)

[ORD17-1375 17-012 ORD Class M-1 and O Liquor License](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 5/17/2017. The motion carried by a unanimous vote.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Congratulations to Commissioner Hoffman for being sworn in to the Dupage Township Board.

10. COMMISSIONER'S REPORT

Congratulations to ATI and the Romeoville Recreation Department for a great 5K Race.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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