

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, January 8, 2019

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, and Associate Member Gary Nelson

Absent 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that the November 13, 2018 Minutes be approved. The motion carried by a unanimous vote.

[PZMIN19-04](#) **PZC Minutes 11-13-2018**

[1](#)

Attachments: [PZC Minutes 11-13-2018](#)

5. PUBLIC HEARINGS

[PH19-2291](#) **A Public Hearing on an Ordinance Amending Chapter 160 (Stormwater Ordinance) of the Village of Romeoville Code of Ordinances**

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, 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 Stormwater Ordinance (Chapter 160)

Summary:

This amendment will update our Stormwater Ordinance. It will make several corrections and clarifications as well as update some of the data tables with the most current information. FEMA has recently released new, up to date, floodplain maps. This

amendment will update our references to the new maps.

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 there were any retrograde updates?

Project Development & Planning Coordinator Nathan Darga stated that there are not.

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

[PH19-2292](#)**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 Scieszka, seconded by Commissioner McConachie, 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:

This amendment will update the Zoning Ordinance for three items.

1. Clarifying the section for cell towers on Village owned land.
2. Amending the fence section to prohibit parallel fences within 6 feet of each other.
3. Adding self-storage facilities as a special use in the B-3 district. This is in preparation for the upcoming U-haul project.

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.

Commissioner Nelson asked if there is anything to address the situation of a fence that is close to the lot line being taken down and the adjoining neighbor putting up a fence on their lot line.

Project Development & Planning Coordinator Nathan Darga stated that fences are allowed on individual properties that can be close to each other but you are not allowed to have two fences within 6 feet on one property.

Chairman Venn asked if the Village has any obligation in the easement area. Project Development & Planning Coordinator Nathan Darga stated that if a fence is put on an easement the owner must sign off permission for utilities or the Village who have rights to remove the fence if necessary.

Commissioner Burgess asked about fences in her area of town that seem to be one continuous fence and who is responsible for them. Project Development & Planning Coordinator Nathan Darga stated that in some areas there are fences that were put in by the subdivision or homeowners association.

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

6. NEW BUSINESS

[ORD19-1532](#) **An Ordinance Amending Chapter 160 (Stormwater Ordinance) of the Village of Romeoville Code of Ordinances**

Attachments: [ORD 19-1532 Exhibit A](#)
[ORD 19-1532 Exhibit B 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 1/16/2019. The motion carried by a unanimous vote.

[ORD19-1533](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances**

Attachments: [ORD 19-1533 Exhibit A](#)
[ORD 19-1533 Exhibit B PZC report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval to the Village Board on 1/16/2019. The motion carried by a unanimous vote.

[RES19-2624](#) **A Resolution Approving a Final Plat of Easement for 500 S. Pinnacle Drive**

Attachments: [RES 19-2624 Exhibit A](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner McConachie, that this Resolution be Recommend for Approval to the Village Board on 1/16/2019. The motion carried by a unanimous vote.

7. OLD BUSINESS

Chairman Venn asked for and update on the property at 203 W. Romeo Road.

Project Development & Planning Coordinator Nathan Darga stated that the Planning Department has met with the owner who has presented a concept plan. Comments were returned to the owner but there has been no response yet. The project will come before the Commission sometime in 2019.

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Happy New Year to everyone.

10. COMMISSIONER'S REPORT

Happy New Year to everyone.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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