



Legislation Text

File #: ORD18-1482, Version: 1

An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances

Permitted and Special Uses in the A-1, P-1, E-R, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-5A, B-1, B-2, B-3, B-4, D-D, P-B, M-R, M-1, M-2, and U-D Zoning Districts

WHEREAS, the Village of Romeoville has heretofore adopted Chapter 159 (Zoning Ordinance) of the Romeoville Code of Ordinances pursuant to the Illinois Compiled Statutes to establish and set forth regulations pertaining to the use and development of land, buildings and structures in the Village; and,

WHEREAS, it is necessary and desirable to periodically amend the Zoning Ordinance in response to changes in technology, development practices, and community standards and to improve administration and enforcement procedure; and,

WHEREAS, after due notice, the Planning and Zoning Commission held a Public Hearing on May 8, 2018 to consider a certain amendment to the Zoning Ordinance and has transmitted its report and findings, attached as Exhibit A, on this matter to the Village Board of Trustees recommending that the proposed amendment be approved; and,

WHEREAS, the President and Board of Trustees have accepted the Planning and Zoning Commission's Report and concur with the Planning and Zoning Commission's recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That the above recitals and referenced reports are hereby made a part of this Ordinance.

Section 2: That Section 159.42(O) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.042(O):

(O) Churches and church-schools, and other places of worship.

Section 3: That Section 159.051(K) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.051(K):

(K) Churches and church-schools, and other places of worship.

Section 4: That Section 159.061(B)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.061(B)4:

(4) Golf Courses;

Section 5: That Section 159.061(C)6 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.061(C)6:

(6) Churches and church-schools, and other places of worship;

Section 6: That Section 159.062(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.062(C)4:

(4) Churches and church-schools, and other places of worship;

Section 7: That Section 159.063(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.063(C)4:

(4) Churches and church-schools, and other places of worship;

Section 8: That Section 159.064(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.064(C)4:

(4) Churches and church-schools, and other places of worship;

Section 9: That Section 159.065(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.065(C)4:

(4) Churches and church-schools, and other places of worship;

Section 10: That Section 159.066(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.066(C)4:

(4) Churches and church-schools, and other places of worship;

Section 11: That Section 159.067(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.067(C)4:

(4) Churches and church-schools, and other places of worship;

Section 12: That Section 159.068(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.068(C)4:

(4) Churches and church-schools, and other places of worship;

Section 13: That Section 159.069(C)4 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of

Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.069(C)4:

- (4) Churches and church-schools, and other places of worship;

Section 14: That Section 159.071(C)1 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.071(C)1:

- (1) Churches and church-schools, and other places of worship;

Section 15: That Section 159.074(C)9 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.074(C)9:

- (9) Churches and church-schools, and other places of worship;

Section 16: That Section 159.075(C)1 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.075(C)1:

- (1) Churches and church-schools, and other places of worship;

Section 17: That Section 159.075(D)10 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is deleted in its entirety:

Section 18: That Section 159.076(B)2(a) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.076(B)2(a):

- (a) Restaurants and eating places (without drive-through);

Section 19: That Section 159.076(B)2(d) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.076(B)2(d):

- (d) Amusement centers, indoor only;

Section 20: That Section 159.076(B)7(f) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.076(B)7(f):

- (f) Churches and church-schools, and other places of worship;

Section 21: That Section 159.076(B)8(h) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is deleted in its entirety:

Section 22: That Section 159.076(B)10(f) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is deleted in its entirety:

Section 23: That Section 159.076(B)10(g) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is deleted in its entirety:

Section 24: That Section 159.081(B) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.081(B):

- (B) Permitted Uses: No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this Chapter for other than one or more of the following specified uses:
- (1) Business service or office establishments:
 - (a) Bank or financial institutions;
 - (b) Business offices;
 - (c) Professional offices;
 - (d) Regional sales offices;
 - (e) Merchandise and product display space, but not direct sales; and,
 - (f) Clinics in conjunction with research.
 - (2) Industrial types of Uses:
 - (a) Design firms;
 - (b) All manufacturing and industrial activities, including fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging, and storage of materials, products, and goods that can be conducted wholly within enclosed buildings;
 - (c) Electronic industries;
 - (d) Laboratories and research firms involved in the research, experimentation or testing of materials, goods, or products; and,
 - (e) Printing, publishing, or lithography establishments.
 - (3) Public, quasi-public, and governmental buildings and facilities:
 - (a) Essential services-electric substation, sewage disposal plant, water well site;
 - (b) Office building; and,
 - (c) United States Post Office.
 - (4) Personal communication facility, located on property owned by the Village or other government entity.
 - (5) Food Truck or Food Truck Operator, subject to the requirements of Chapter 129 (Food Trucks and Food Truck Operators Ordinance).

Section 25: That Section 159.081(C) of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.081(C):

- (C) Special Uses: Upon recommendation by the Planning & Zoning Commission, after public hearing on the petition pertaining thereto, in accordance with the requirements set forth in Section 159.176,

Special Uses of this Chapter, the Corporate Authorities of the Village may, by "special use permit" allow the following in the district:

- (1) Planned Unit Developments;
- (2) Railroad rights-of-way and passenger stations, but not including railroad yards and shops;
- (3) Warehousing and wholesaling, but not including motor freight terminals.
- (4) Personal communication facility (see section 159.21).
- (5) Establishments utilizing hookahs or water pipes;
- (6) Contractor or construction shops;
- (7) Automobile and truck painting, upholstering, repairing, reconditioning, and body and fender repairing, when done within the confines of a structure;
- (8) Motor vehicle towing services, with outdoor storage of vehicles.

Section 26: That Section 159.081(F)2 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is deleted in its entirety:

Section 27: That Section 159.082(C)19 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.076(C)19:

- (19) Churches and church-schools, and other places of worship;

Section 28: That Section 159.100(B)13 of the Romeoville Zoning Ordinance (Chapter 159 of the Romeoville Code of Ordinances) be and hereby is amended to include the following text, with such text to be codified as and for the new Section 159.100(B)13:

- (13) Churches and church-schools, and other places of worship;

Section 29: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.

Section 30: That the various provisions of this Ordinance are to be considered severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.