

Village of Romeoville

Project Compliance Report

Date: June 17, 2025

Description/Title: Romeo Town Center Holdings LLC

Type of Review: PUD-FDP

Summary:

Romeo Town Center Holdings LLC has submitted a PUD-FDP application for the lots on the east side of Weber Road between 135th Street and Grand Boulevard.

The following chart describes the zoning and land uses surrounding the property.

	<i>Zoning</i>	<i>Land Use</i>	<i>User</i>
<i>Site</i>	B-3, Highway Regional Commercial	Commercial	Romeoville Towne Center
<i>North</i>	B-3, Highway Regional Commercial	Commercial	Old Second National Bank
<i>South</i>	R-7, General Residential	Commercial	Monarch Grove
<i>East</i>	R-6, Residential	Residential	Marquette's Landing
<i>West</i>	B-3, Highway Regional Commercial	Commercial	Carillon Court

Romeoville Towne Center was originally developed in the late 1990's. The main shopping center, originally referred to as Romeoville Retail Center which included Dominick's as the anchor tenant, received Site, Landscape & Engineering plan approval with Resolution 2268-98. Variances were also granted through the concurrent Ordinance 2578-98. Over time, the shopping center's access and setbacks have changed with the various right-of-way (ROW) projects including the recent expansion of Weber Road.

From Weber Road, the site has only one limited access point with a right-in/right-out and a barrier median curb. The western Romeo Road access point has the same arrangement. Therefore, southbound Weber Road traffic is forced to travel a longer distance via the development's access point at Grand Boulevard or conduct U-turns. Working closely with the ownership group and the village, the county has recently approved a signalized new intersection on Weber Road for this shopping center.

This changes the approved site plan and would require a parking lot and site circulation reconfiguration with landscaped medians running from the new intersection to the main north-south drive aisle directly in front of the retail storefronts. An adjacent and parallel pedestrian connection will also be constructed. In addition to the new landscaping lining the center's entranceway, the owner will replace trees in many of the landscape islands as depicted on the landscape plan.

For reference, a few minor changes are shown on the site plan impacting the vacant bank building located on the proposed Lot 1. The building would be subdivided between a proposed restaurant and medical use. These conceptual changes will accommodate a drive-through reconfiguration, an outdoor dining area, and the removal of the roofed over multi-lane drive-through. A fitness use will be proposed in the anchor tenant space located on the proposed Lot 4.

As a result of various ROW takings, the parking lots and one of the building setbacks do not meet the required setbacks. The taking has also left very limited areas for the placement of monument signs with the original development sign having been removed.

To address these issues, the applicant is requesting a new PUD be approved. This PUD will make the now current setbacks legal. It will also approve the location of the new lot-specific and development monument signs. The applicant is seeking area and height exceptions for the main development sign to enhance business identification. Staff finds that the development sign is consistent with nearby shopping centers, and enhanced architectural and landscaped features are a condition of approval.

This PUD will also address additional building setback, coverage, and street access exceptions associated with the concurrent Plat of Resubdivision as outlined in the petitioner's project summary. Staff finds this request acceptable because the new setbacks are internal to the site. New landscape medians are being constructed which improves upon the existing lot coverage. This reconfiguration will attract future tenants and increase the competitiveness of the shopping center. As a condition of approval, a revised Covenants, Conditions, and Restrictions (CCRS) agreement covering shared parking, maintenance, and cross access with the new lot owners shall be required.

Method of Investigation:

The Development Review Committee recommends approval contingent on compliance with all staff comments.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Recommendation:

The Development Review Committee has reviewed the proposal and is recommending approval.

Presenter: SW

Aerial:



Presenter: SW