Village of Romeoville

Project Compliance Report

Date: May 7, 2025

Description/Title: Uptown Square Apartments

Type of Review: Concept Plan

Summary:

Romeoville Development Partners, LLC, has submitted a concept plan for a new 4-story apartment building in Uptown Square. The developer is seeking comments prior to submitting final development plans.

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

	ZONING	*LAND USE*	*USERS*
Site	D-D, Downtown District	Vacant	Village of Romeoville
North	R-5A, Single Family Residential	Residential	Hampton Park
South	D-D, Downtown District	Aquatic Center	Village of Romeoville
East	D-D, Downtown District	Retail	Chase Bank & Specialty Auto Care
West	D-D, Downtown District	Library	White Oak Library

The Downtown District is intended to create a distinctive and walkable neighborhood. One of the goals of the district and the village's compressive plan is to introduce residential to the downtown. The proposal calls for developing the vacant lot between Townhall Drive and Dalhart Avenue with a new building featuring 139 Class A market-rate residential units. These units will comprise 52 one-bedroom 71 one-bedroom-plus-den/flex space apartments (each approximately 800 sq. ft), and 16 two-bedroom apartments (approximately 1,100 sq. ft). The proposed building will feature materials of brick and lapped siding. Amenities for residents will include partial indoor parking, an exercise facility, work-from-home areas, and outdoor gathering spaces. The access to the site would be from two access points entirely from Townhall Drive. The site will be gated to discourage parking from the Athletic and Events Center.161 outdoor parking stalls and 36 covered parking stalls are proposed for the project. The project also incorporates the reconstruction of Town Hall Drive. With reconstruction, pedestrian walkways be added along Townhall Drive and walkways will be added to connect the library to Townhall Drive.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation: Provide input to the applicant.

Aerial: