Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25-1986

An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Romeo Town Center Holdings LLC

TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois

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.

On June 24, 2025, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Scott Williams, read the Project Compliance Report. He reported that 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 potential 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 single, main development sign to enhance business identification at the new entrance. 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 any new lot owners shall be required.

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.

Chairman Venn swore in the applicants Evan Boulware, Manhard Consulting, 1 E Wacker Dr, Chicago IL 60601 and Steven Schwartz, 2207 Patriot Blvd, Glenview IL 60026.

Chairman Venn asked if ingress/egress was being changed on this site and if the Fire Department has signed off on those changes? Mr. Williams replied that they will be submitted at the time of permit and reviewed then.

Chairman Venn asked if they were all County roads. Mr. Williams replied Weber Road is the primary and is a County road where the signalized intersection will be going.

Commissioner Nelson asked if all of the existing tenants will remain. Mr. Swartz replied yes, they are staying there and all have different terms of their leases. They have been working on cleaning up their leases as they expire.

Commissioner Nelson asked if the existing entrance on 135th Street would remain and stay a right in right out. Mr. Williams replied yes.

Commissioner Nelson asked about the monument sign and the plans show four locations and are they optional. Mr. Williams replied that those are business identification signs located on each individual lot and permitted by code. There will only be one development sign located on the lot shown.

Commissioner Nelson asked 1 lot 1 sign. Mr. Williams replied correct, except for the 1 monument sign.

Commissioner Nelson asked if this affected Ace Hardware. Mr. Schwartz replied no.

Commissioner Scieszka commented that he was glad the signage was clarified. He asked since the lots are being subdivided does this change anything with the parking and handicapped parking. Mr. Williams replied no, handicap parking remains. He has done a broad parking analysis to ensure that the required parking is within the allocated distance of 1000 square feet. They will make sure at time of permitting that the stalls are allocated properly.

Commissioner Scieszka commented on the Fire Lane in front of the building has become parking spots and would like to make sure that it is being monitored as a Fire Lane.

Chairman Venn asked if runoff is affected by this plan. Mr. Williams replied Storm Water? No, if anything, the amount of green space is increasing.

Chairman Venn asked for comments/questions from the Public.

Chairman Venn swore in Paula Kolodziej, 1246 LeMoyne Ave, Romeoville, IL 60446.

Ms. Kolodziej asked for clarity of landmarks on the plan, such as Culver's and Ace are. Mr. Williams replied that technically they are not part of the plan, but showed their location on the map and other buildings and roads to give clarity of the map.

Ms. Kolodziej asked if there would be a turn lane on Weber Road to go into this center going both ways. Mr. Williams replied that there would be a full intersection with a stop light.

Chairman Venn asked for comments/questions from the Public.

Chairman Venn swore in Laura McMahon, representing Remington Apartments, 525 Fair Meadows Dr, Romeoville IL 60446,

Ms. McMahon asked about the storm water management and stated there is a Storm Water Management Agreement that Remington takes care of the 1st pond that all of this property feeds into. She commented on the statement of more green space being added and that would help the storm water. Mr. Williams asked the applicant's engineer to address that question. Mr. Boulware replied that just the nature of adding more greenspace reduces the water run off.

Ms. McMahon asked if they knew who they were searching for the anchor tenant. Mr. Boulware replied no, he is not involved in the tenant process.

Ms. McMahon asked if they were doing a lot of construction on this site, her reasons for asking is because when the construction on Weber Road was taking place, the Remington pond suffered. It had a lot of muck and concrete and Remington did a lot of repair to the pond last year. Mr. Swartz replied that Caton Commercial who manages the center has coordinated with Remington Association in terms of storm water and additional fees that were required. He stated that they always work with the Village on any code violations and there is a law enforcement agreement with the Village of Romeoville.

Chairman Venn assumes that the applicant will maintain the cleaning of the roads during construction. Mr. Swartz replied absolutely.

Chairman Venn asked for comments/questions from the Public.

Chairman Venn swore in Tabitha Vieweg, 1250 LeMoyne Ave Romeoville IL 60446.

Ms. Vieweg asked about the current intersection on Weber Road would stay where it is and have studies been done on how close the traffic lights will be on 135th Street and what traffic flow would look like. Those intersections are not that far away. There is a light at Grand and a light at 135th and now another

one in between. This is the neighborhood she lives in and trying to go out that way could have issues. Mr. Williams replied that it has been multi year approval process with the County to look at the timing of the traffic light.

Chairman Venn asked for comments/questions from the Public. There were none.

Commissioner Scieszka commented that he believes that the traffic lights are synced from 119th Street to 135th Street with fiber optics. They all communicate with each other, and the County uses the technology to speed drivers along.

Chairman Venn asked that they consider bollards or concrete planters along the storefronts to prevent vehicles from driving through the building. He has strong concerns with that issue of no car stops.

No other commissioner had any questions.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

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

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 25-1986 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 24th day of June 2025 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 members ABSENT and not voting.

Gary Nelson	AYE	David Venn	AYE
Dan Repetowski	AYE	Richard Holloway	AYE
Paul Scieszka	AYE	Jim McConachie	AYE
Petra Burgess	ABSENT		

MOTION Carried.

Respectfully submitted on July 2, 2025.

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission