ORD 25-1986 Exhibit A

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PUD Application - Project Summary
Romeoville Towne Center
Village of Romeoville, Illinois

This letter serves as the Project Summary for the PUD Application for the Romeoville Towne Center Re-Subdivision. We are seeking approval for a Planned Unit Development (PUD) for the Romeoville Towne Center Subdivision, located east of Weber Road, North of W. Romeo Rd and South of Grand Blvd in the Village of Romeoville, Illinois. This application seeks to re-subdivide the existing property which will involve the reconfiguration of existing lot lines, as depicted on the Plat of Subdivision included in this submittal package. This will help facilitate future development by addressing potential tenant and ownership needs in advance which in turn will improve marketability of the property.

The proposed Plat of Subdivision "Romeoville Towne Center Plat of Resubdivision #2" will amend the recorded "Romeoville Towne Center Resubdivision" by Gewalt Hamilton Associates, Inc. (the "existing plat"). Under conditions according to the existing plat, the site is divided into three lots, Lot 1, Lot 2 and Lot 3. The northeastern most parcels are excepted. The proposed subdivision would subdivide the existing Lot 1 (the lot at the northwest corner of the property) into Lots 1 and 2, providing the two buildings on that existing lot with unique lots. Lot 2 of the existing plat is excepted from the Proposed Plat. Finally, the proposed plat would subdivide the existing Lot 3 into proposed lots 3, 4, 5 and 6 to accommodate future tenants and developments. The proposed plat will also provide easements over existing public utilities per request of the Village.

This application seeks to get the Romeoville Towne Center up to the standards described in the village code. Requested ordinance variances as part of this application are necessitated in part by the right-of-way (ROW) take associated with the widening of Weber Road, a major arterial adjacent to the site. The ROW take has resulted in the existing improvements not conforming with regard to building setbacks, parking lot setbacks and signage setbacks. This application is requesting that the current setbacks following the ROW take be approved as part of this PUD.

PUD approval is requested to address any discrepancies with local code - for the existing site conditions which shall be grandfathered in or proposed improvements depicted on the attached Overall Site Plan - as caused by the aforementioned ROW take or prior development standards. Further, relief is sought for internal lot line setbacks as needed for existing or proposed lot divisions. It is requested that these variances to code are approved for existing use and for future redevelopment of the site.

Requested code exceptions would include:

- 159.70(E)(4)(c) Front Parking Setback – Parking setback at Weber Road is 0.6'. Lot 6 from Romeo Road is 9.6'. Lot 1 from Fairfield is effectively 0' at its minimum.
- 159.74(F)(7)(a) Front Building Setback – The existing Lot 1 building would be 40.4' from Weber Road and 46.8' from Fairfield. The existing Lot 6 building is 34.2' setback from Romeo Road. Note that these are existing conditions.
- 159.127(C)(1)(a) Development Signs on property less than 25 acres
- 159.127(C)(1)(b) 10' Sign Setback – 1' setbacks are proposed
- 159.127(C)(1)(c) 25' Sign Height – 28' is proposed
- 159.127(C)(1)(D) 150 s.f. sign maximum – 300 s.f. is proposed
- 159.73(F)(7)(b) Interior side yard setbacks – Reduced to zero for Lot 4 and 6
- 159.73(F)(7) Interior setbacks for Lot 3 reduced to zero

- 159.73(F)(3) Lot Frontage – Frontage reduced to zero for Lot 3
- 159.73(F)(5) Lot Coverage – Lot coverage plus impervious surface for Lot 3 is 91%
- 159.73(F)(5) Lot Coverage – Lot coverage plus impervious surface for Lot 4 is 93%

The overall site plan depicts a future drive-thru concept in Lot 1 for which concept use approval is sought. It is understood that when a tenant is determined this drive-thru development would be subject to formal staff approval and/or public hearing approvals. Concept approval is requested at this time to better facilitate future tenant needs.

The re-subdivision is intended to maintain flexibility for a mix of retail and commercial uses, consistent with the Village's plans for the Weber Road corridor, while promoting the marketability of the site to future users. The requested variances are minor and are specifically tailored to address the unique challenges posed by the new ROW configuration and existing site conditions.

We appreciate your continued assistance during the development review and approval process. Should you have any questions or require additional information, please contact me at eboulware@manhard.com or 312-824-3818.

Sincerely,
MANHARD CONSULTING

Evan Boulware, P.E.
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