

**Meeting Agenda**  
**Planning and Zoning Commission**

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Tuesday, March 10, 2026

6:00 PM

Village Hall Board Room  
1050 W. Romeo Rd

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES

[PZMIN26-116](#)

**Attachments:**     [PZC 02102026.pdf](#)

5. PUBLIC HEARINGS
6. NEW BUSINESS

[ORD26-2038](#)     An Ordinance Approving the Official Zoning Map- 2026

**Attachments:**     [ORD26-2038 Exhibit A](#)  
                              [ORD 26-2038 ZM PCR](#)

7. OLD BUSINESS
8. CITIZENS TO BE HEARD
9. CHAIR'S REPORT
10. COMMISSIONER'S REPORT
11. VILLAGE BOARD LIAISON REPORT
12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT
13. ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact the Village Clerk's office, 1050 W Romeo Road, Romeoville, IL 60446 at 815-886-5636. Live, online streaming of the Regular Meeting of the Village Board is available on the Village of Romeoville YouTube page. Videos and agenda packets can be accessed by clicking on the Agendas & Minutes link on the homepage of the Village website. This page includes archived footage, agendas, and minutes available for public view at their convenience.

PUBLIC COMMENT: This section is intended for public statement and is not a period of time for debate. Each speaker is limited to a maximum of 3 minutes and anyone who is not available to attend the meeting may submit comments by 5 PM the day before the meeting to the Village Clerk at [villageclerk@romeoville.org](mailto:villageclerk@romeoville.org) to be added to the record.



## Legislation Text

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**File #:** PZMIN26-116, **Version:** 1

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# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Draft**

**Tuesday, February 10, 2026**

**6:00 PM**

**Village Hall Board Room**

**1050 W. Romeo Rd**

## **Planning and Zoning Commission**

1. CALL TO ORDER

2. ROLL CALL

**Present** 6 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Dan Repetowski, Commissioner Rich Holloway, Associate Member Sharon Hoffman, and Associate Member Ben Smith

**Absent** 3 - Chairman David Venn, Commissioner Jim McConachie, and Commissioner Gary Nelson

3. APPROVAL OF AGENDA

**A motion was made by Petra Burgess, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.**

4. APPROVAL OF MINUTES

**A motion was made by Rich Holloway, seconded by Dan Repetowski, to Approve the January 13, 2026 minutes. The motion carried unanimously.**

[PZMIN26-11](#)

[5](#)

**Attachments:** [PZC 01132026](#)

5. PUBLIC HEARINGS

6. NEW BUSINESS

[PROJ26-073](#)

[4](#)

**A Concept Plan for Commercial Development at the Southwest Corner of Creekside Drive and Weber Road**

**Attachments:** PROJ 26-0734 RVBA  
[PROJ 26-0734 La Hacienda Project Summary](#)  
[PROJ 26-0734 La Hacienda Concept Plans](#)

Scott Williams, Senior Planner read the Project Compliance Report.

Sandiaz LLC has submitted a concept plan for a development at the southwest corner of Creekside Drive and Weber Road.

The subject property is part of the commercial lots created by Pasquinelli's Creekside Final Development Plan (Ord. 03-0073) with frontage on Weber Road. Utilities stubs are available and stormwater is accommodated on the adjacent outlot to the west. An existing driveway apron provides access from Creekside Drive at the northwest corner of the site. Through the 2005 plat of subdivision, a 25' strip and triangular notch at the intersection was dedicated to The Will County Highway Department along Weber Road, and a 30' perimeter building setback line on the adjacent residential property was established (not including the outlot).

La Hacienda would construct a 12,000 square-foot full-service grocery store with an attached 2,500 square-foot restaurant. A floor plan has been included with the packets.

The central architectural feature is a tower with an archway flanked on both sides by arcades, upper windows, and a two-tiered clay tile roof. The stone knee wall continues along three elevations and the Weber Road-facing columns. Face brick makes up the rest of the material. The restaurant's drive-through and adjacent bypass lane is located on the south elevation of the building and would not face the residential buildings. The trash enclosure is located at the southwest corner of the lot. There would also be space for two retail tenants consisting of 1,400 and 1,346 square feet at the northern end of the building. A total of 81 parking spaces is provided and exceeds the required 74 based on the floor area calculations.

To comply with fire requirements, an emergency-only driveway to Weber Road is proposed at the southeast corner of the site. The county has provided conceptual approval for this point of access and will review the final engineering plans. Another factor is the anticipated expansion of Weber Road, and the preliminary right-of-way taking would require another 25' dedication. The site plan has been designed to account for the shifting property line while providing landscape. The county will also require a temporary construction easement, and a phase landscape plan should be prepared. The PUD would formally call this out in addition to parking setback exceptions. The smallest setback is the five feet from the shifted Weber property line, but much of this frontage is adjacent to the eastern drive-aisle. Furthermore, the roadway would be separated by right-of-way green space and a new public sidewalk.

Due to the adjacent residential zoning, other setbacks apply on the opposite side of the lot. Staff will request that a transitional setback area be depicted on a future site plan, but the majority of the property line is directly adjacent to the stormwater outlot which does not have the perimeter setback line. Staff will work with the applicant to incorporate a combination of landscape and wing walls to screen the proposed loading area on the west elevation.

A signage plan will be part of the final approvals but based on the current angle of the property line and maintaining visibility at the hard corner, a monument sign setback is likely. The Creekside Townhome subdivision has entranceway and median features that might be impacted by and/or incorporated into the development. This subdivision also has an existing decorative fence which is complimentary to the mature trees bordering the western property line of the subject property.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

Vice Chair Scieszka swore in the applicants Harold Beron, Architect; Claudia Santos, Family/Owner; Alyandra Diaz, Manager for La Hacienda.

Mr. Beron explained that this is a family owned super market. Started by Mother and Father and now the children own their own markets. They are community based and know their customers by name. They will have a butcher for the meat market and sell fresh produce as well as other groceries. There will be a restaurant and they will also prepare food to sell.

Ms. Santos explained that her family has more than 35 years of grocery store experience and gave a history of their stores. They pride themselves in giving their customers a community based grocery store and giving them quality produce and meat.

Ms. Diaz explained that one of the reasons they chose Romeoville is because she grew up in Romeoville and talked about Dominicks and Friday Family Dinners for \$5 and wanted to give back that feeling to Romeoville.

Vice Chair Scieszka asked if the other locations were similar and do they all have restaurants. Ms. Santos replied that the other locations were acquisitions, other grocery stores that they moved into. #4 location was a bigger store, so the restaurant is inside; #1 is smaller and has the restaurant in front of the store.

Vice Chair Scieszka asked if they have the bar that they are proposing. Ms. Santos replied the speak easy, she explained that the concept in Romeoville is the dream concept that if they could build from ground up - what would we want in our space and bring to the community. The speak easy is a new concept and they like the concept of the intimate dining - small atmosphere and fine dining. She explained that other locations they have also include banquet facilities.

Vice Chair Scieszka concern is that the restaurant has seating for 44 people and he does not want to see it become a bar for 44 people.

Vice Chair Scieszka asked how the liquor license will be handled under the business - would it be under the grocery store or is it three separate businesses. Mr. Williams replied that it will be different types of liquor licenses for packaged liquor and a separate pour license. Lisa Lynch, Commission Secretary, stated that she issues the business licenses and there would need to be separate licenses for each business proposed and same with liquor license.

Ms. Diaz stated that the concept of the speak easy is to bring in different hispanic types of liquors, it will also have a food concept with their Chef who has a background in hispanic cooking. The idea would be intimate seating with food pairings.

Mr. Beron commented that it would be a small bar and it would be by appointment with times and only 15 people. It is for an experience - like a date and it would be away from the restaurant where families would be.

Vice Chair Scieszka asked about the traffic flow and the building. How would deliveries be handled. How will trucks get into the site.

Mr. Beron explained the truck route for deliveries.

Vice Chair Scieszka asked how many deliveries daily or weekly. Ms. Diaz replied that all of there deliveries are between 7am-12pm and 3 times a week with 3-4 a day.

Vice Chair Scieszka is concerned with the delivery trucks and residents in the area. Mr. Williams stated that they can ask for a truck turning exhibit in the next submittal.

Vice Chair Scieszka talked about the drive thru and the width. Mr. Beron commented on the width. Discussion on the stacking of cars and the emergency vehicles and delivery trucks. Mr. Beron stated that the customers would enter and go to the front of the building.

Vice Chair Scieszka asked where the menu board would be for ordering. Mr. Beron showed where the drive thru stacking would be.

Vice Chair Scieszka stated that he is concern with all the activity in the back of the building. He visited the location at Archer Avenue on Sunday around 8:30 am and it was full. It was very busy store. He does not want to see this become a problem with traffic flow.

Ms. Santos stated that the drive thru concept is more for a drink and breakfast sandwiches, a morning stop. She can see his concerns.

Vice Chair Scieszka discussed some options with removing one of the spec units for extra traffic space for the drive thru. He does not want the traffic to affect the residents.

Commissioner Burgess likes the concept and thinks it will be very good for Romeoville.

Commissioner Repetowski likes the concept and he feels strongly on family owned businesses. He agrees with the traffic issues discussed.

Commissioner Holloway asked if they had potential tenants for the 2 units. Ms. Santos commented that they are open to what the community might want to be there. The space is also great for their future expansion.

Commissioner Holloway commented that Romeoville can always use more grocery stores.

Vice Chair Scieszka also asked Staff to make sure they check line of site for the roof top units.

Vice Chair Scieszka asked about the knee walls and what would be under the arches in the front of the building. Mr. Beron replied that it will be a walkway and it will also hold the shopping carts during the winter.

Vice Chair Scieszka asked if there would be a cart corral in the parking lot. Mr. Beron replied that there might be 1, but they are not decided.

Mr. Beron stated that this store is not designed for a large volume of customers at a time. There will be a bakery, butcher, and fresh produce.

Vice Chair Scieszka asked about the garbage enclosure and will it be big enough. Mr. Beron replied yes.

Vice Chair Scieszka asked about the cardboard recycling be stored. Mr. Beron replied that there will be a bailer inside and stored inside. Vice Chair Scieszka commented that a few of their locations that he visited had the stack of bailed cardboard sitting outside. Ms. Diaz and Ms. Santos commented that the stores that they manage - it is located inside.

## [PROJ26-073](#)

[5](#)

### **A Concept Plan for Commercial Development at the Creekside South Subdivision Vacant Lot**

**Attachments:** PROJ 26-0735 RVBA

[PROJ 26-0735 Project Summary](#)

[PROJ 26-0735 Concept Plans](#)

Scott Williams, Senior Planner read the Project Compliance Report.

MD Commercial Services, Inc., on behalf of the Jhanvi Group, has submitted a concept plan for the development of the vacant lot at 340 S. Weber in the Creekside South Retail Subdivision located at the northwest corner of Weber Road and Airport Road. The remaining vacant lot at north end of the subdivision was added to increase

developable frontage along Weber Road through an amendment to Pasquinelli's Creekside, South Commercial Subdivision (Ord. 09-0769). This lot is located directly north of the right-in/right-out that was constructed with the Aldi/Retail Building Final Development Plan (Ord. 06-0431).

The site is accessed from the existing drive aisle located in an ingress-egress easement which runs through the entire subdivision and terminates at the signalized Airport Road intersection. The current site plan has three internal points of access with a drive-aisle running along the rear and turning into the lot at the northwest corner near the trash enclosure. The drive-through is entered at the northwest corner of the building and wraps around the western and southern sides of the building with a bypass lane. This permits vehicles to drive around the entire building while maintaining two-way drive aisles for the 33 parking spaces, including two handicapped.

The proposed 6,500 square-foot commercial building would consist of four units. Two quick-serve restaurants are anticipated with a franchisee serving Mexican cuisine and a nationally branded smoothie use. A nail salon and a liquor store are evaluating the floor plan and tenant spaces. Through the Final Development Plan review, floor area calculations will be used to determine the required parking.

The conceptual building elevations depict a mostly masonry building with a knee wall, varying parapets outlining tenant spaces, and stone columns. Additional features include wall sconces and canopies. Renderings of the elevations have been included at the end of this staff report.

Placeholders are shown for wall signage. A detailed signage package will be included with the Final Development Plan. A modest right-of-way taking for the Weber Road expansion may necessitate a front parking setback exception when balancing the alignment with the shopping center to the south and site circulation.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

Vice Chair Scieszka swore in the applicant Vipul Soni, Orland Park Illinois.

Mr. Soni gave a history of their work in Romeoville, Wing Snob and Scooter's Coffee. They will bring a liquor store, eyebrow threading and they are working with Crazy King Burrito franchise and the drive thru they are working with Smoothie King and Shibam Coffee. They are trying to bring businesses that are not duplicated in the area.

There were no comments from the Commission.

[PROJ26-073](#) **A Concept Plan for 7Brew Coffee at 440 S. Weber Road**

[6](#)

**Attachments:** [PROJ 26-0736 Exhibit A](#)

PROJ 26-0736 RVBA

Mike Shurhay, Assistant Planner read the Project Compliance Report.

Laura Pacino representing 7Brew has submitted a concept plan for a reuse of a stand-alone coffee shop on outlot 7 of the Romeoville Crossings subdivision, at 440 S. Weber Road. This property was formerly a Freddy’s restaurant. The building was approved as a Planned Unit Development (PUD), ORD22-1759, for a Freddy’s Restaurant. 7Brew is looking to reuse the building as a standalone coffee shop. The site will be drive thru only. Site modifications including but not limited to a new sign package, drive thru stacking, and minor façade improvement will take place. These changes will require a major change PUD amendment. The building square footage would be unchanged at 3,150 square feet. The site will be accessed from two points on the internal access road. These access points are already set up for cross access with the outlots to the north and south. The applicant will be removing parking stalls to accommodate all stacking within the property. 7Brew will not need excess parking because dining in is not an option at this site. This will alleviate any issue with drive thru stacking. The drive aisles in the rear are shown as one way. The drive thru stacking will wrap around the building on the north side if additional space is needed. A signage plan is included in the concept phase and will be included with the PUD amendment.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

**Recommendation:**

Provide input to the applicant.

The applicant was not present.

Mr. Shurhay showed the presentation submitted by the applicant.

Vice Chair Scieszka asked what they would be using the dining area for if they are not using it for customers, he does not want to see that as a storage area that can be seen through the windows. Mr. Shurhay replied that it could be a training center, but that was not definite.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

None

10. COMMISSIONER'S REPORT

None

11. VILLAGE BOARD LIAISON REPORT

None

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

None

13. ADJOURNMENT

**A motion was made by Rich Holloway, seconded by Dan Repetowski, to Meeting be Adjourned. The motion carried unanimously.**



Legislation Text

File #: ORD26-2038, Version: 1

**An Ordinance Approving the Official Zoning Map - 2026**

**WHEREAS**, the Village of Romeoville has updated its Zoning Map to include annexations and zonings approved in the past year (attached as Exhibit A); and,

**WHEREAS**, the request for approval of the updated Zoning Map has met all of the procedural requirements of the Village of Romeoville, Village Board of Trustees, Planning and Zoning Commission and the Code of Ordinances, as amended; and,

**WHEREAS**, the Planning and Zoning Commission held a public meeting on March 10, 2026, and recommended approval of the updated Zoning Map; and,

**WHEREAS**, the request for approval of the updated Zoning Map fulfills the statutory requirements.

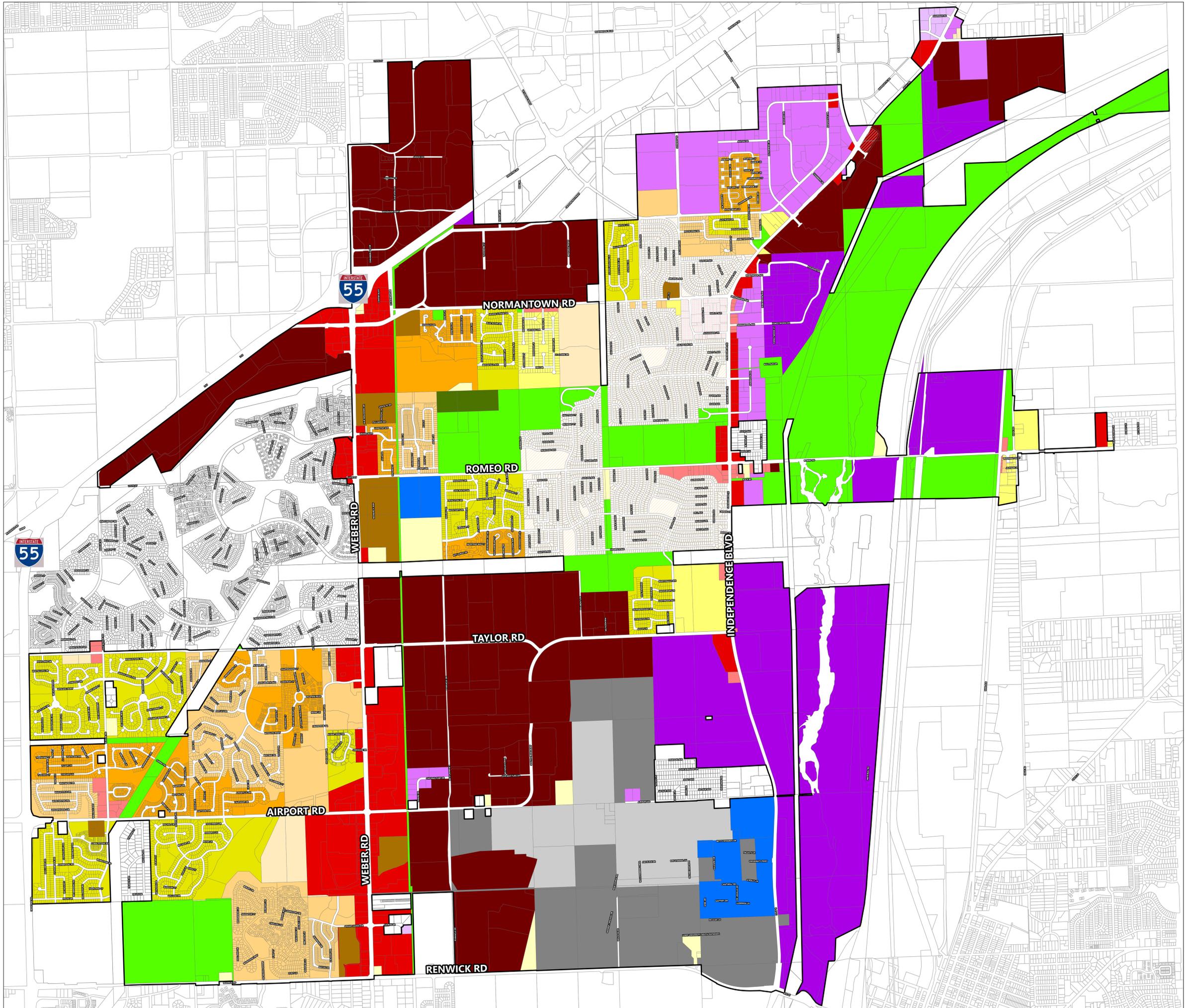
**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS:**

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

**Section 2:** That approval of the updated Zoning Map, attached as Exhibit A, is hereby granted by the Village, in which the Village President is hereby authorized to sign, and the Village Clerk attest thereto, that said updated Zoning Map has met all of the requirements for approval.

**Section 3:** That this Ordinance shall become effective upon its passage, approval and publication as provided by law.

# Village of Romeoville Zoning Map 2026



A-1 AGRICULTURAL DISTRICT	D-D DOWNTOWN DISTRICT	R-2 SINGLE FAMILY RESIDENTIAL	U-D UNIVERSITY DISTRICT
AD-1 AIRPORT DISTRICT I	P-B PLANNED BUSINESS	R-3 SINGLE FAMILY RESIDENTIAL	UNINCORPORATED / OTHER
AD-2 AIRPORT DISTRICT II	M-R LIGHT MANUFACTURING/RESEARCH PARK	R-4 SINGLE FAMILY RESIDENTIAL	
B-1 LOCAL SHOPPING	M-1 MEDIUM MANUFACTURING	R-5 SINGLE FAMILY RESIDENTIAL	
B-2 COMMUNITY SHOPPING	M-2 HEAVY MANUFACTURING	R-5A SINGLE FAMILY RESIDENTIAL	
B-3 HIGHWAY/REGIONAL SHOPPING	P-1 PUBLIC/PRIVATE LAND CONSERVATION DISTRICT	R-6 ATTACHED SINGLE FAMILY RESIDENTIAL	
B-4 AUTOMOTIVE SERVICE DISTRICT	E-R ESTATE RESIDENTIAL	R-7 GENERAL RESIDENTIAL	



# Village of Romeoville

## *Project Compliance Report*

**Date:** March 4, 2026  
**Description/Title:** 2025 Zoning Map Update  
**Type of Review** Map Amendment

### **Summary:**

The zoning map has been updated to include all the annexations and changes in 2025. It reflects the annexation of the remaining 4.6-acre balance of the now village-owned Ward Farm. The update was done using the Village Geographic Information Systems (GIS) program. The colors used reflect industry standards for land-use types.

### **Method of Investigation:**

The Development Review Committee has reviewed the map.

### **Findings of Fact:**

Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance.

### **Recommendation:**

The Development Review Committee recommends Approval.

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**Presenter:** SW