

Village of Romeoville

Project Compliance Report

Date: June 17, 2025

Description/Title: Romeoville Towne Center Resubdivision No. 2

Type of Review: Final Plat of Subdivision

Summary:

Rome Town Center Holdings, LLC is requesting another resubdivision to reconfigure existing lot lines to facilitate future development.

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

The shopping center was originally developed in the late 1990's. A modern plat was approved with Resolution 22-3373 which also added utility easements. This proposed resubdivision further builds upon this with additional easements to reflect the utility lines running across the newly created property lines.

The resubdivision adds a lot line between the outlot buildings at the northwest corner of the site. The main shopping center lot is resubdivided into four lots with the main anchor tenant space solely occupying Lot 4.

This proposal will help facilitate development by addressing future needs while maintaining flexibility for a mix of retail and commercial uses. This resubdivision is concurrent with the PUD-FDP and associated exceptions being approved under Ordinance 25-1986.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

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

Presenter: SW

Aerial:



Presenter: SW