

## Meeting Agenda

### Planning and Zoning Commission

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Tuesday, January 13, 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

[PZMIN25-114](#)

**Attachments:**     [PZC 11252025.pdf](#)

5. PUBLIC HEARINGS
6. NEW BUSINESS

[PROJ25-0733](#) A Concept Plan for a Retail Development at Lots 1 & 2 of the Rose Plaza Subdivision

**Attachments:**     [PROJ25-0733 PCR](#)  
                              [PROJ25-0733 Exhibit A](#)

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 #:** PZMIN25-114, **Version:** 1

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# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Draft**

**Tuesday, November 25, 2025**

**6:00 PM**

**Village Hall Board Room  
1050 W. Romeo Rd**

### **Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

**Present** 7 - Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Ben Smith

**Absent** 2 - Chairman David Venn, and Associate Member Sharon Hoffman

## 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 Dan Repetowski, seconded by Rich Holloway, to Approve the October 14, 2025 Minutes. The motion carried unanimously.**

[PZMIN25-11](#)

[3](#)

**Attachments:** [PZC 10142025.pdf](#)

## 5. PUBLIC HEARINGS

[PH25-2427](#)

**A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for 679 N. Weber (OM Group)**

**A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that the Public Hearing be Opened. The motion carried by a unanimous vote.**

Scott Williams, Senior Planner, read the Project Compliance Report.

The OM Group, represented by Excel Engineering, Inc., has submitted a final development plan for the redevelopment of the former 7-Eleven building at 679 N. Weber Road.

This final development plan would construct a three-unit, 8,600 square-foot commercial building. Hawaiian Bros Island Grill would take the northern endcap with an associated drive-through. The middle unit is unnamed, but the parking requirement calculations have assumed a liquor store. Crisp N Green would occupy the remaining unit. The proposed drive-through would be entered at the south end of the building and wrap around the three sides of the building with a 14-vehicle stacking queue.

The site is accessed from two points: one from the existing frontage road entrance, and the second cross access with McDonalds to the south. The site plan provides 46 parking spaces, including 2 handicapped. The final landscape plan includes additional island plantings, and frontage road trees on the east side of the property. Curbed concrete planters with landscape have been added in response to PZC feedback on the concept plan.

The building's exterior materials will consist of brick and wood-look aluminum siding with EIFS accents to differentiate the three units while accounting for three street-facing

elevations. The massing and bulk of the building is broken up by varying parapet wall heights, canopies, and wall projections. The elevations have been improved with a knee wall added below the storefront windows. Decorative fixtures for parking lot lights are also proposed.

The code exceptions include the Hawaiian Bros wall signs, and the setback for the cross-access connection through an existing easement. The parking lot has been shifted into the street setback to permit enough space for the planters while maintaining a robust landscape buffer along Weber Road.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on September 23, 2025.

The Village Board reviewed the Concept Plan on October 1, 2025.

**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 contingent on compliance with outstanding staff comments.

Vice-Chair Scieszka swore in the applicant Viraj Patel, OM Group, Frontage Road, Burr Ridge Illinois.

Vice-Chair Scieszka stated that it was great looking project and appreciated the update with the knee wall. He understands the setback with Weber Road and the add landscape it will all work out.

Commissioner Nelson thanked Staff for highlighting the changes since the concept plan. He asked what the proposed schedule would be for construction. Mr. Patel stated that they will be closing in December on the property and break ground in March. Meanwhile his contractor may demolish the building during the winter. He expects it to take 90 days and open in the Fall.

Vice-Chair Scieszka asked if there were comments from the Public. There were none.

**A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the Public Hearing be Closed. The motion carried by a unanimous vote.**

6. NEW BUSINESS

[ORD25-2018](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 679 N. Weber Road (Om Group)**

**Attachments:** [ORD 25-2018 Exhibit A. Site Engineering and Landscape Plans](#)

[ORD 25-2018 Exhibit B. Building and Enclosure Elevations](#)

[ORD 25-2018 Exhibit C. Code Exceptions](#)

[ORD 25-2018 Exhibit D. PZC Report](#)

ORD 25-2018 RVBA

**A motion was made by Commissioner Holloway, seconded by Commissioner Burgess, that the Ordinance be Recommend for Approval With Conditions to the Village Board on 12/3/2025. The motion carried by a unanimous vote.**

**[RES25-4135](#) A Resolution Approving a Plat of Resubdivision to Consolidate Lots for O'Hare LLC & Viga Design Studio LLC at 368 S. O'Hare Drive**

**Attachments:** [RES 25-4135 Exhibit A. Plat of Resubdivision](#)

RES 25-4135 RVBA

Scott Williams read the project compliance report.

O'Hare LLC & Viga Design Studio LLC, have recently completed the building and parking addition at 368 O'Hare Drive.

The 7,321 square-foot building expansion with additional trailer parking has been completed in accordance with the Final Development Amendment approved under ORD 22-1799. A plat of resubdivision to consolidate the existing Lots 13, 14, and 15 is required to remove lot lines that trifurcate the building and parking lot. The easement provisions for the subject property have also been updated on the plat.

**Recommendation:**

The Development Review Committee is recommending approval contingent on compliance with staff comments.

Vice Chair Scieszka asked if there were any questions from the Commission. There were none.

Vice Chair Scieszka asked if there were any questions from the Public. There were none.

**A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the Resolution be Recommend for Approval With Conditions to the Village Board on 12/3/2025. The motion carried by a unanimous vote.**

**[PROJ25-0730](#) A Concept Plan for Clover Development Senior Independent Housing**

**Attachments:** PROJ25-0730 RVBA

[PROJ25-0730 Exhibit A](#)

Mike Shurhay read the Concept Project Compliance Report.

Clover Communities Romeoville, LLC, has submitted a concept plan for a new three-story senior independent apartment building in the Romeo Crossing subdivision. The developer

is seeking comments prior to submitting final development plans.

Clover Development intends to develop a three-story, 122-unit, market-rate, active adult [55+] community, located at the south end of the Romeoville Crossing Subdivision on Weber Rd. The product is designed as an alternative for senior residents who no longer desire to own and do not want to move into an expensive full-service retirement community. The development will allow seniors to remain in the community they lived in and continue to utilize services within the Village of Romeoville. The project is a single building, with an elevator and interior corridors. Clover is proposing 85 2 bedroom/1 bathroom, 24 2 bedroom/1.5 bathroom, 9 2 bedroom/1 bath extended, and 4 1 bedroom/1-bathroom units. Unit square footage will range from 600-1,000 square feet. The project will include 150 parking spaces, including 110 surface spaces and 40 garages in accessory buildings along the site perimeter. The proposed building will feature materials of stone and hardi siding. Amenities for residents will include an exercise facility, community room with library on 1st floor, and outdoor gathering spaces. The access to the site would be from two access points entirely from the private Romeo Crossing access road. The property is currently zoned B-3, Highway/Regional Shopping. A rezoning to residential will be required as part of the development. Clover has sought and obtained approval from Walmart for residential use in Romeo Crossing.

**Method of Investigation:**

The Development Review Committee has reviewed the proposal.

Vice-Chair Scieszka swore in the Applicant, Russell Caplin, Clover Development, Missouri.

Mr. Caplin gave a presentation link found at the top of this section marked **PROJ25-0730 Exhibit A**

Vice-Chair Scieszka asked where there nearest project was. Mr. Caplin replied that they have one finishing up in Crystal Lake and they will be breaking ground in North Aurora soon. Vice-Chair Scieszka asked if any were operating in Illinois. Mr. Caplin replied no. Vice-Chair Scieszka asked where the nearest one be. Mr. Caplin replied Indiana and Missouri.

Vice-Chair Scieszka asked there would be Staff at the complex. Mr. Caplin replied yes there is a full-time staff to manage the apartments, maintenance, and coordinate community activities.

Vice-Chair Scieszka asked how the ratio of units and enclosed garages were calculated. He believes 40 is slim for 122 units in the Chicagoland area. Mr. Caplin commented that they have many projects and years of experience that help them to come up with something that works for their residents. They are in Michigan, New York, Pennsylvania where there is also cold weather. They calculate the parking as well for residents and guests.

Commissioner Nelson asked these facilities are usually located near shopping facilities such as WalMart. Mr. Caplin replied it is one of the things they look for their residents is easy access to shopping.

Commissioner Nelson asked if there has been any other feedback from prospective neighbors. Mr. Shurhay replied no, as of yet, we have not had public notice until the Final Development Plans.

Commissioner Nelson asked if there is a density issue here, or any proposed or known code exceptions. Mr. Shurhay replied that they are still reviewing at Staff level



Commissioner Nelson questioned the hardy siding versus vinyl siding. Mr. Shurhay replied that will be reviewed by Staff as well.

Commissioner Nelson asked if there would be a storm shelter provided for the residents. Mr. Caplin stated that the stairwells would be areas of refuge. Commissioner Nelson asked if the Community Room be a storm shelter. Mr. Caplin replied that he would have to check with his design team and see if there are more areas of refuge.

Commissioner Burgess asked if one of the residents had to take custody of there grandchildren in this 55 and over community. Mr. Caplin replied that unfortunately we do not allow residents under the age of 55. Commissioner Repetowski asked if they would be kicked out. Mr. Caplin replied that it would not be immediate, but they would have to find another residence. Vice-Chair Scieszka commented that basically it is like any other age restricted community that have the same by-laws. Mr. Caplin replied yes.

Commissioner Repetowski asked where the points of entrance on the building and commented on the parking spots and distances to the doorways and apartments. Mr. Caplin showed the Commission where the access doors are to the building. Commissioner Repetowski is concerned with the 55 and over disabled residents parking and getting to their units. Mr. Caplin replied that there are handicap parking and paths to get to the access doors. Commissioner Repetowski asked how many elevators are in the building. Mr. Caplin replied there is one elevator. Commissioner Repetowski commented on the elevator being in the middle of the building for all residents.

Commissioner Repetowski asked how all the residents would get out the building in case of a fire with stairwells only being at the ends of the building, He is looking for safety issues on his review.

Village Board Trustee Dave Richards commented that this development will meet the same building and fire codes and similar construction to all the other apartments in town and understands the Commissions concerns.

Josh Potter, Community Development Director stated that there would not be any code exceptions being requested of this project and they will have to meet all the Building and Fire Codes. The stairwells are fire rated and built of concrete block for refuge. Each of the floors will have fire separation and this will be a sprinkled building.

Vice-Chair Scieszka asked if there were any comments from the public. There were none.

## 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

Scott Williams, Senior Planner, gave the Commissioners a development update.

13. ADJOURNMENT



## Legislation Text

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**File #:** PROJ25-0733, **Version:** 1

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## Project Compliance Report

**Date:** January 7, 2026

**Description/Title:** Rose Plaza Lots 1 & 2 Retail Development

**Type of Review:** Concept Plan

**Summary:**

Nash Deffala of Deffala Holdings LLC has submitted a concept plan for a multi-tenant retail building at Lots 1 & 2 of the Rose Plaza subdivision.

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

	ZONING	LAND USE	USER
<i>SITE</i>	B-3, Highway / Regional Commercial	Vacant	Defafala Holdings LLC
<i>NORTH</i>	B-3, Highway / Regional Commercial	Retail	Millrock Investment Fund 1 LLC
<i>SOUTH</i>	B-2, General Business District ( <i>City of Crest Hill</i> )	Retail	Thorntons
<i>EAST</i>	E-R, Estate Residential	Vacant	CLR Holdings LLC
<i>WEST</i>	B-3, Highway / Regional Commercial	Retail	Abri Credit Union

The proposal calls for developing the remaining lots of the Rose Plaza subdivision. A previous planned unit development was approved in 2018 for a Dog Haus restaurant. The project never made it to development, and the land was eventually sold to the current property owner. The proposed building would be a 11,254 square foot multi-tenant speculative retail building. It would have space for seven tenants though the actual number will depend on leasing. The proposed site access is from an interior access road from Renwick Road. The applicant is proposing 83 parking spaces, including 4 handicapped. The drive aisle in the rear is shown as one way. This is to accommodate a drive thru lane. The drive thru unit will offer a patio for outdoor dining. The building is proposed to be masonry. Areas are shown for wall signage though currently exact sizes are not available. Staff has done a formal concept review for the site.

**Method of Investigation:**

The Development review Committee has reviewed the proposal.

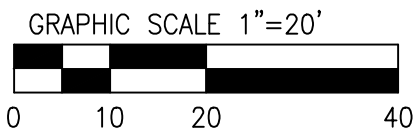
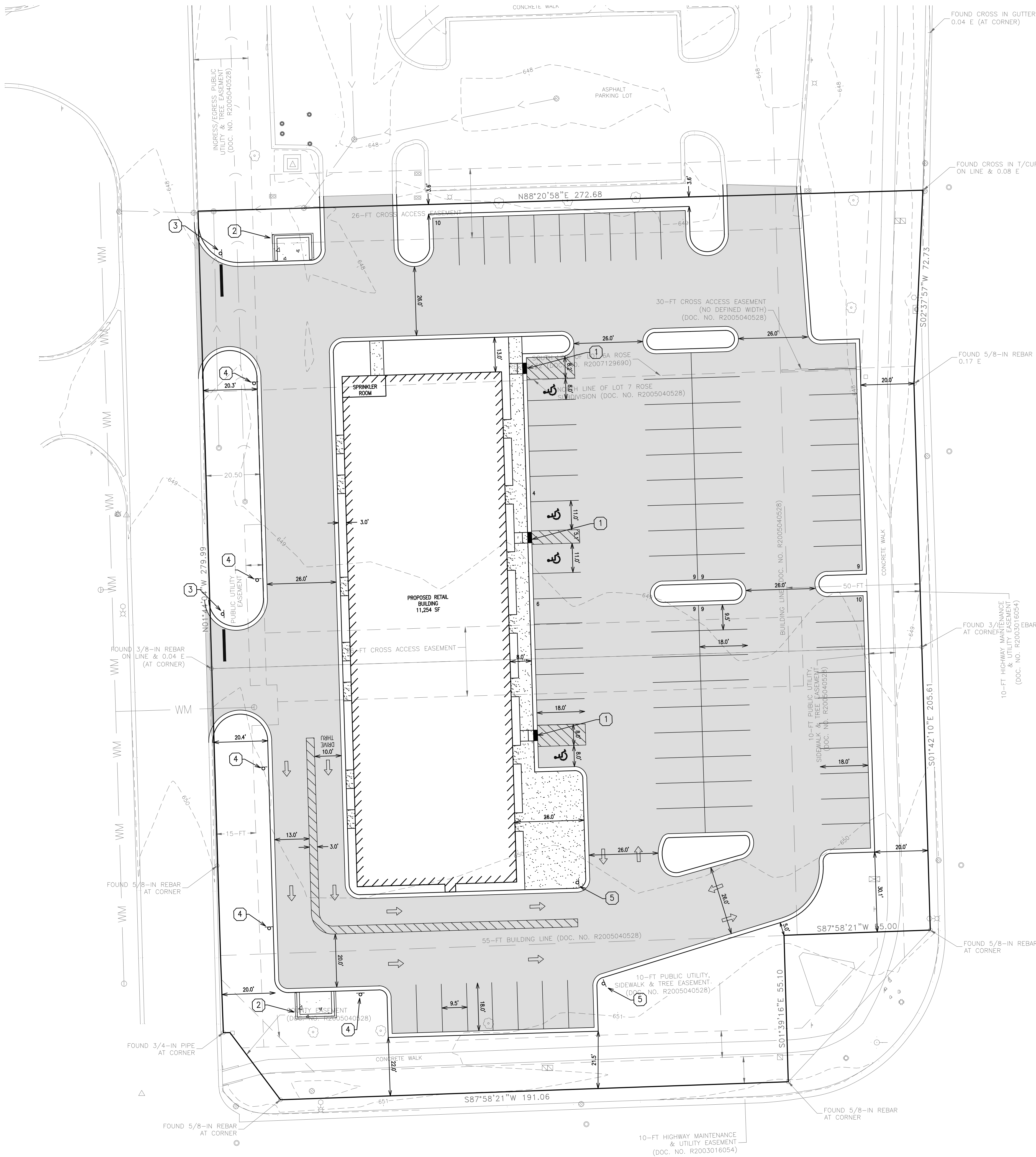
**Recommendation:**

Provide input to the applicant.

Aerial:



Presenter: MS



- NOTES:
- BUILDING DIMENSIONS AND ADJACENT IMPROVEMENTS (WALKS, DOORS, RAMPS, PLANTERS, DUMPSTERS, TRANSFORMERS, WALLS, CURBING, ETC.) HAVE BEEN SHOWN FOR REFERENCE BASED ON LATEST ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING EXACT LOCATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS, ETC.
  - PROVIDE DEPRESSED CURBS, RAMPS, AND DETECTABLE WARNING SURFACE AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS. SEE DETAIL SHEET FOR STANDARD DOT DETAILS.
  - ALL CONNECTIONS TO EXISTING PAVEMENT SHALL BE PROVIDED WITH A BUTT JOINT.
  - PROVIDE FULL DEPTH SAWCUT FOR ALL CURBS, PAVEMENT, OR SIDEWALK TO BE REMOVED.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM PLAN FOR CLARITY. SEE EXISTING CONDITIONS & DEMOLITION PLAN FOR ITEMS DELETED.
  - ALL PROPOSED CURB & GUTTER SHALL BE CONNECTED TO EXISTING CURB & GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
  - ACCESSIBLE PARKING STALLS SHALL BE STRIPED WITH YELLOW PAINT. NON-ACCESSIBLE PARKING STALLS SHALL BE STRIPED WITH A HIGH-QUALITY WHITE PAINT. ALL PAINT USED FOR MARKINGS SHALL BE MANUFACTURED SPECIFICALLY FOR PAVEMENT STRIPING.
  - DETECTABLE WARNING PLATES SHALL BE EAST JORDAN INSERTS, HEAVY DUTY RATING, BRICK RED POWDER COATING RAL3016.

SITE DATA TABLE	
TOTAL SITE AREA:	1.97 AC
DEVELOPABLE AREA:	1.97 AC
F.A.R.:	13.1%
PROPOSED IMPERVIOUS AREA:	1.50 AC (76.14%)

- CONSTRUCTION NOTES:
- PROVIDE CURB RAMP (PARALLEL TO CURB) WITH DEPRESSED CURB, DETECTABLE WARNING PLATES, LANDING, AND SIDE CURB PER DOT STANDARD DETAIL 424016-05 (SEE DETAIL SHEET). DETECTABLE WARNING PLATES SHALL BE EAST JORDAN INSERTS, HEAVY DUTY RATING, BRICK RED POWDER COATING RAL3016. TWO 30"x24" PLATES ARE REQUIRED FOR 5' WALKS.
  - TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
  - STOP SIGN, R1-1, 30" X 30" W/ 12" WHITE STOP BAR.
  - "NO PARKING OR STANDING - FIRE LANE" SIGN.
  - DO NOT ENTER SIGN.

PARKING TABLE	
RESTAURANT SPACE (UNITS 1.4,7)	
1" SPACE PER 50 SF	
PROPOSED SF = 2,958 SF	
REQUIRED STALLS = 59	+ 4 A.D.A.
RETAIL SPACE (UNITS 2.4,5,6)	
1" SPACE PER 250 SF	
PROPOSED SF = 2,400 SF	
REQUIRED STALLS = 10 STANDARD	
TOTAL REQUIRED STALLS = 73 TOTAL	
PROPOSED STALLS = 83 STANDARD + 4 A.D.A.	

HATCH LEGEND:	
	BITUMINOUS PAVEMENT (STANDARD): 1.5" HMA SURFACE, MIX D, N50 2.5" HMA BINDER, IL19, N50 8" AGGREGATE, TYPE B, CA-6
	BITUMINOUS PAVEMENT (HEAVY DUTY): (DRIVE AISLE & ENTRANCE) 2.0" HMA SURFACE, MIX D, N50 3.0" HMA BINDER, IL19, N50 10" AGGREGATE, TYPE B, CA-6
	P.C.C. PAVEMENT (4,000 PSI): 8" PORTLAND CEMENT CONCRETE W/6"x6"-2.9x2.9 W.W.F. 4" AGGREGATE BASE, TYPE B, CA-6
	P.C.C. SIDEWALK: 5" PCC, 4,000 PSI 4" AGGREGATE, CA-7
	B6.12 CURB & GUTTER
	B6.12 CURB & GUTTER (REVERSE PITCH)
	DEPRESSED CURB & GUTTER

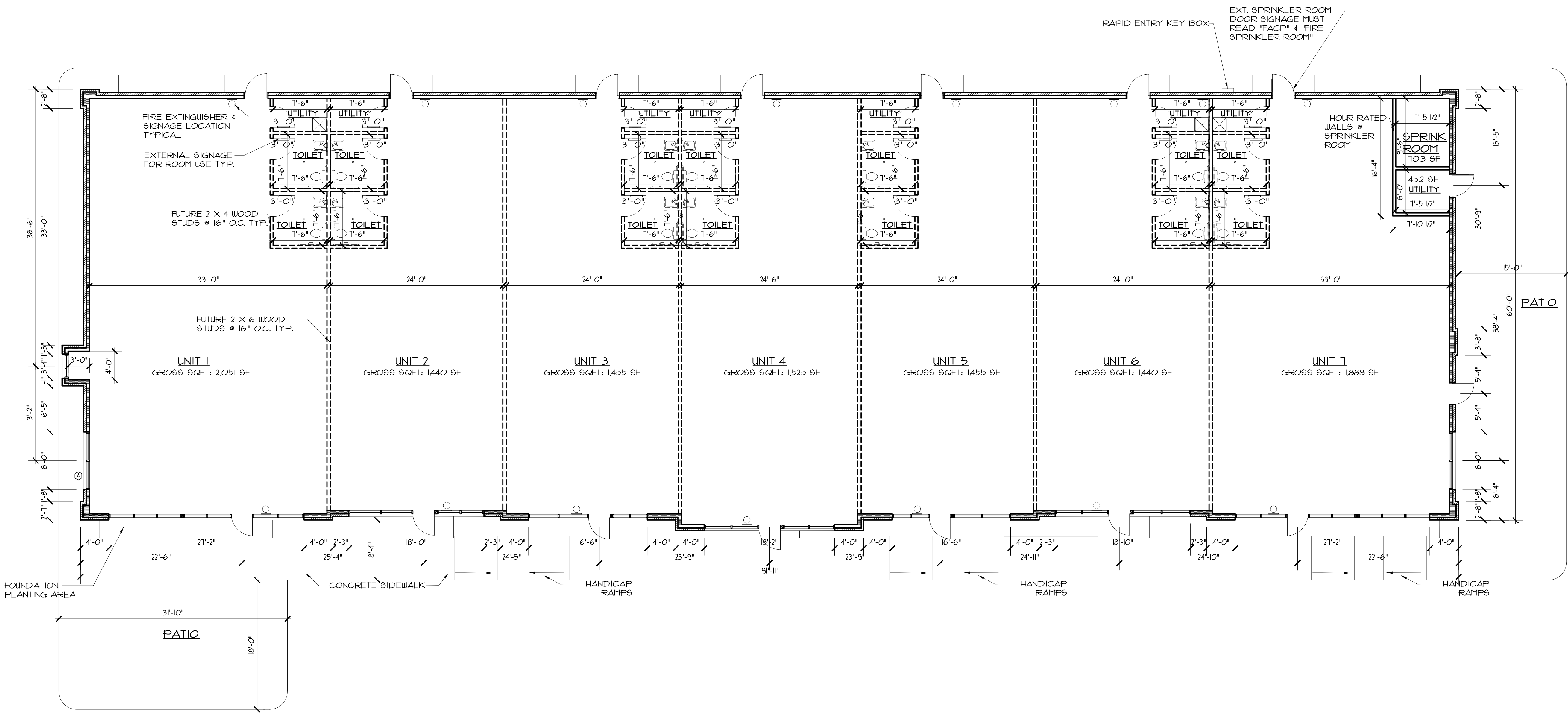
PROPOSED COMMERCIAL LOT  
S. WEBER RD.  
ROMEOWILLE, WILL COUNTY, IL  
GEOMETRIC PLAN

GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21999  
DATE: 11.6.25  
DRAWN BY: TC  
CHECKED BY: CP

SHEET NO.  
3





PROPOSED FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



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ISSUED FOR CONCEPT PLAN NOVEMBER 26, 2025

PROPOSED RENWICK RD. PLAZA

FOR: MR. DEFFALA

790-800 S. WEBER ROAD, ROMEOVILLE, IL

DRAWN BY: M.A.

CHECKED BY: BOB GEBEL

DATE : NOVEMBER 26, 2025

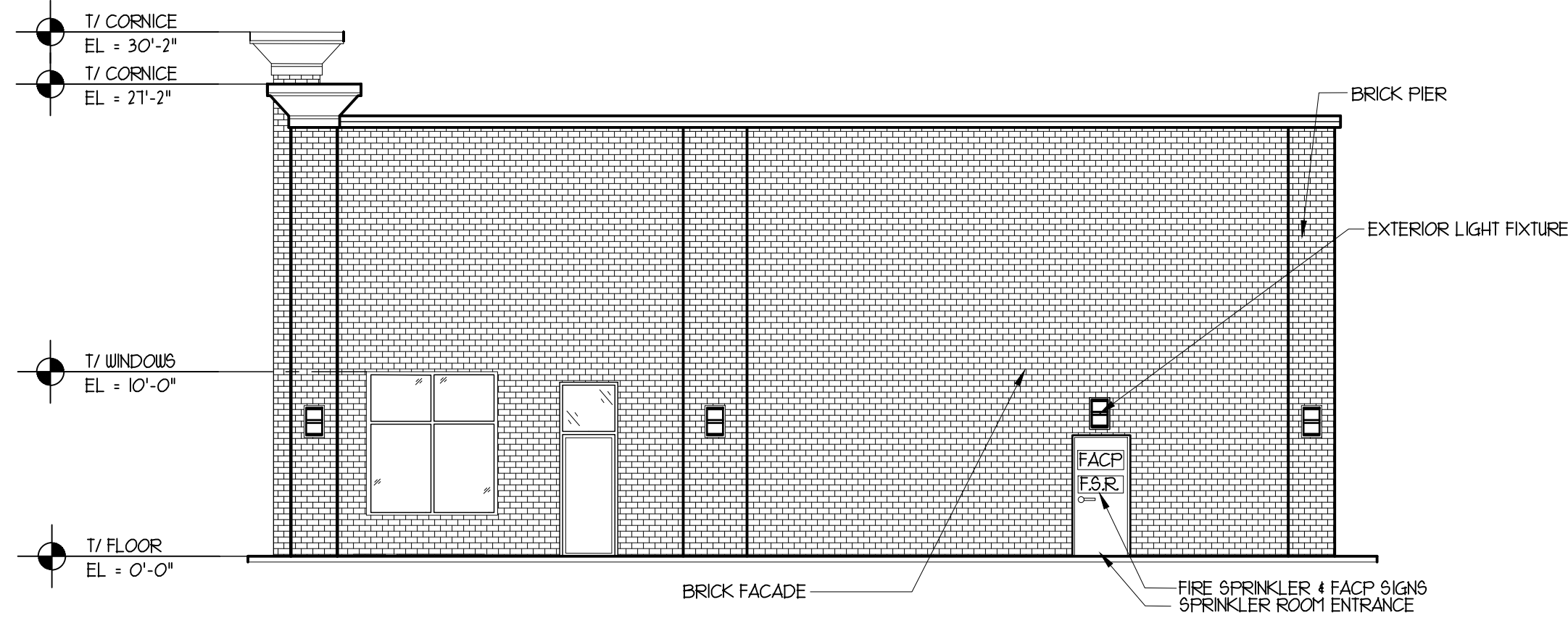
PROJECT NO: 25-CII

TITLE: PROPOSED FLOOR PLAN

SHEET  
A-1

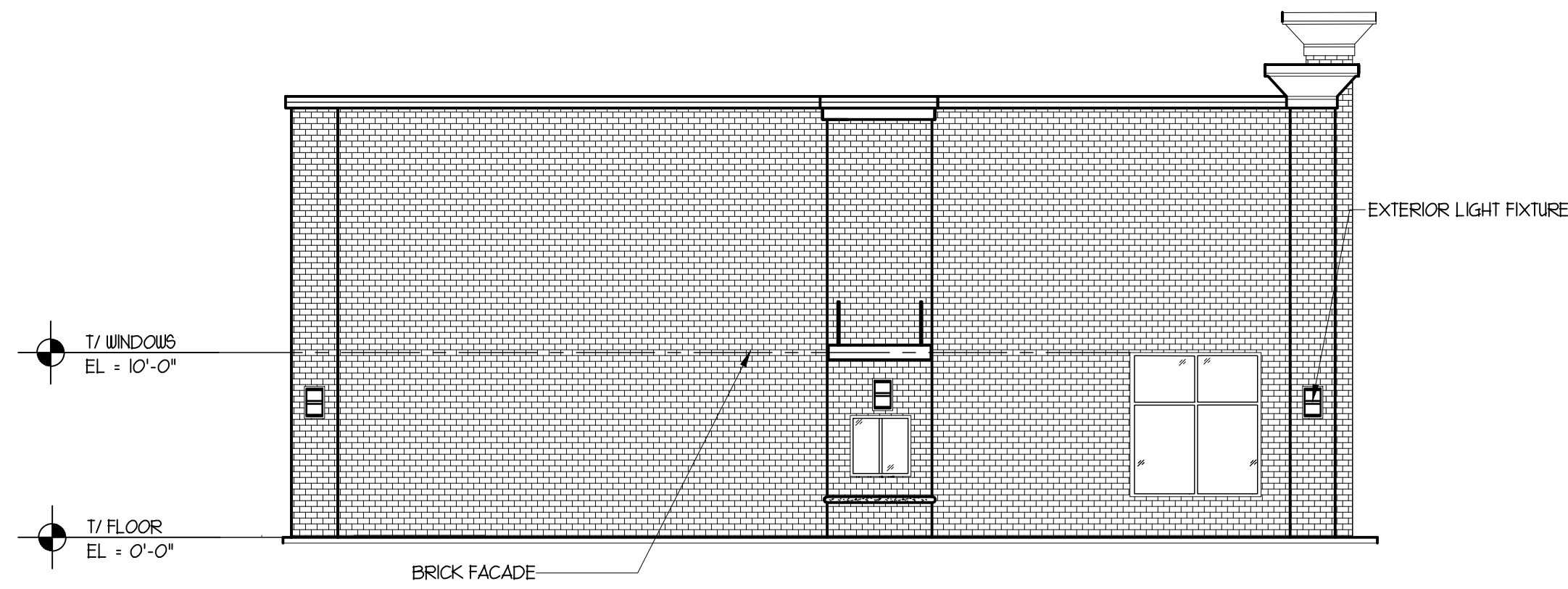
REVISION NO. -DATE- -REMARKS-

**United ARCHITECTS LTD.**  
1002 PLAINFIELD ROAD, JOLIET, IL 60435  
815-731-8060 • office@unitedarchitects.biz  
PROFESSIONAL DESIGN FIRM # 184-002965



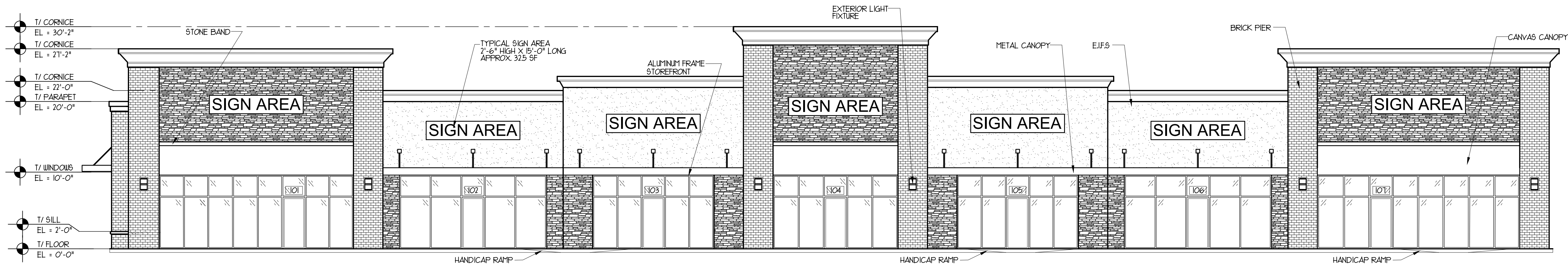
PROPOSED NORTH ELEVATION

SCALE : 1/8" = 1'-0"



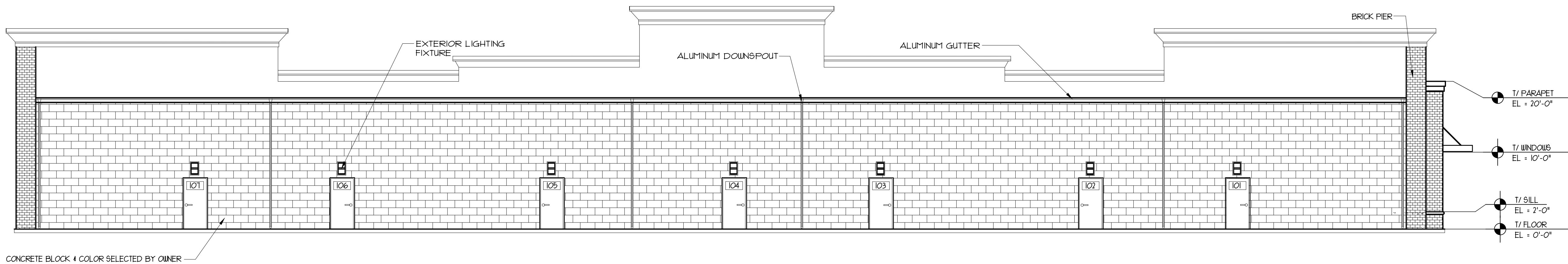
PROPOSED SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE : 1/8" = 1'-0"

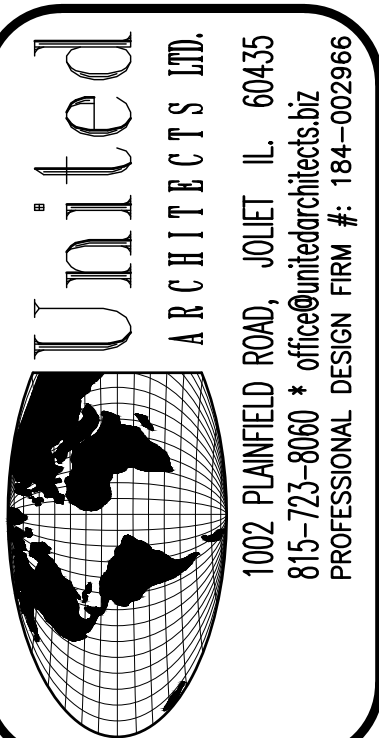


PROPOSED WEST ELEVATION

SCALE : 1/8" = 1'-0"

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ISSUED FOR CONCEPT PLAN NOVEMBER 26, 2025



REVISION NO.	DATE	REMARKS

PROPOSED RENWICK RD. PLAZA  
FOR: MR. DEFFALA  
790-800 S. WEBER ROAD, ROMEOVILLE, IL

DRAWN BY: M.A.
CHECKED BY: BOB GEBEL
DATE: NOVEMBER 26, 2025
PROJECT NO: 25-CJ
TITLE: PROPOSED ELEVATIONS

SHEET  
A-2