

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, June 24, 2025

6:00 PM

Village Hall Board Room

1050 W. Romeo Rd

Planning and Zoning Commission

1. CALL TO ORDER

- Present** 7 - Chairman David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 2 - Commissioner Petra Burgess, and James Estrada

2. ROLL CALL

3. APPROVAL OF AGENDA

A motion was made by Rich Holloway, seconded by Paul Scieszka, 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 May 13, 2025 Minutes. The motion carried unanimously.

[PZMIN25-10](#)

[8](#)

Attachments: [PZC 05132025.pdf](#)

5. PUBLIC HEARINGS

[PH25-2421](#)

A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Romeo Town Center Holdings LLC

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

Scott Williams, Senior Planner read the Project Compliance Report. 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. 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 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 main development sign to enhance business identification. 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 the new lot owners shall be required.

Method of Investigation:

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

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. Schwartz 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 LeMoyné 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 a turn lane on Weber Road to go into this center going both ways. Mr. Williams replied that there will be a full intersection with a stop light.

Chairman Venn asked for comments/questions from the Public.

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

Ms. McMahan 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 an 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 LeMoyn 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 ballards 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.

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

6. NEW BUSINESS

[ORD25-1986](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Romeo Town Center Holdings LLC**

Attachments: ORD 25-1986 RVBA

- [ORD 25-1986 Exhibit A. Project Narrative - Romeoville Towne Center PUD](#)
- [ORD 25-1986 Exhibit B. PUD Site and Landscape Plan](#)
- [ORD 25-1986 Exhibit C. Monument Sign Plan](#)
- [ORD 25-1986 Exhibit D. PZC Report](#)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the Ordinance be Recommend for Approval With Conditions to the Village Board on 7/9/2025. The motion carried by a unanimous vote.

RES25-4061 A Resolution Approving a Final Plat of Subdivision for the Romeoville Towne Center Resubdivision No. 2

Attachments: RES 25-4061 RVBA

- [RES 25-4061 Exhibit A. Plat of Resubdivision](#)

Scott Williams, Senior Planner read the Project Compliance Report.

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

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.

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Resolution be Recommend for Approval With Conditions to the Village Board on 7/9/2025. The motion carried by a unanimous vote.

RES25-4052 A Resolution Approving the Joliet Regional Port District Storage Hangar

Attachments: RES 25-4052 RVBA

[RES 25-4052 Exhibit A. Project Narrative](#)

[RES 25-4052 Exhibit B. Construction Plans by Primera](#)

Scott Williams, Senior Planner read the Project Compliance Report.

The Joliet Regional Port District has submitted plans to construct a new aircraft storage hangar and other improvements. The zoning designation of the subject property is AD-1 and is intended to include uses necessary for airport operations and certain airport related industrial and commercial uses. The following are specific objectives of this zoning district per Section 159.90(A) that are reflected in the bulk requirements:

1. Promotion of the most desirable use of land in conformance with an FAA approved airport site plan;
2. Promotion of economic viability and operational value of the airport located within the district; and,
3. To encourage the development of the airport within the district as an entity which will benefit transportation and economic development on a local and regional basis.

The proposed aircraft storage hangar is approximately 40,000 square feet with a height of 43.5' at the highest roof point. The hangar will consist of two bays and ancillary spaces. The structure, which consists of precast walls, will be used to store larger corporate aircraft with short-term rental agreements. No aircraft maintenance will be performed in the hangar. A new driveway and widened pavement curbs are to be constructed. Phase 1 includes all work outside of the aircraft operations safety area. Phase 2 includes work within the aircraft safety area that requires aircraft taxiway closures.

The site, structure, and setbacks are flexibly codified for the AD-1 zoning district, but documentation regarding these bulk requirements require planning, PZC, and Village Board approval per Section 159.91(11)(b). There is no maximum lot coverage requirement, the building height is regulated by the Federal Aviation Administration (FAA), and the structure is in the interior and not adjacent to a public street or roadway where setbacks would apply. To comply with FAA requirements, no landscaping is proposed to avoid attracting wildlife in the airport operations area due to the proximity of the taxiway and apron areas. No automotive parking areas and no outdoor storage of materials are proposed.

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.

Chairman Venn asked if the Port Authority has already signed off on this. Mr. Williams replied that they are the petitioner.

Commissioner Nelson commented on increased traffic at the airport and can see where this will be used. When he looks at the plans it appears that they could be there for a period of time, what does it mean with short term lease/rental. Mr. Williams replied that information was taken from their application summary and he could not comment on what their length of time is.

Commissioner Nelson asked if they were corporations based around here. Mr. Williams did not know.

Commissioner Nelson asked about the fire response plans included and who is the responding Fire Department. Mr. Williams replied Lockport Township, there is a station located across Renwick Road.

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that the Resolution be Recommend for Approval With Conditions to the Village Board on 7/9/2025. The motion carried by a unanimous vote.

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

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Meeting be Adjourned. The motion carried unanimously.