

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

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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.

PROJ25-073 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 the 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 is. 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