

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, August 26, 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 Petra Burgess, Commissioner Jim McConachie, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman
- Absent** 2 - Commissioner Dan Repetowski, and James Estrada

2. ROLL CALL

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

3. APPROVAL OF AGENDA

A motion was made by Petra Burgess, seconded by Paul Scieszka, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Petra Burgess, seconded by Gary Nelson, to Approve the August 12, 2025 minutes. The motion carried unanimously.

[PZMIN25-11](#)

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Attachments: [PZC 08122025.pdf](#)

5. PUBLIC HEARINGS

6. NEW BUSINESS

[RES25-4088](#) **A Resolution Approving a Final Plat of Subdivision for Edward Rose Properties, Inc. (Monarch Grove)**

Attachments: [RES 25-4088 Exhibit A. Final Plat of Subdivision](#)

RES 25-4088 RVBA

Scott Williams, Senior Planner read the Project Compliance Report.

Edward Rose Properties has submitted a plat of subdivision for approximately 67 acres at the southeast corner of Weber Road and Romeo Road.

This new residential project is undergoing site grading and other improvements in preparation for future construction. A related plat of dedication was approved with the county providing the Weber Road dedication. Because Will County is also signing the plat of subdivision, the plat of subdivision requires approval before the Will County permit can be issued.

This plat of subdivision creates three lots, one containing the senior living facility and

another for the rest of the apartment development. The third lot is the parkland dedication being conveyed to the village which will require separate Village Board approval. An access easement for the road connection between the development and the Weber Road intersection, and utility easements will be granted on this lot. A dedication to the village for 135th Street right of way is also shown at the northeastern portion of the site. The subdivision is consistent with the General Development Plan approval from 2024 (ORD 24-1917) for the parkland dedication site plan.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation:

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

There was a small discussion on the widening of Weber Road by the County.

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 9/3/2025. 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 Petra Burgess, seconded by Rich Holloway, to Meeting be Adjourned. The motion carried unanimously.