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# Report of the Planning & Zoning Commission

## Romeoville, Illinois

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### **ORD 24-1915**

An Ordinance Approving the Annexation of Territory for Edward Rose Properties, Inc.  
(Monarch Grove)

### **ORD 24-1916**

An Ordinance Approving the Zoning of Territory for Edward Rose Properties, Inc.  
(Monarch Grove)

### **ORD 24-1917**

An Ordinance Approving a Special Use Permit for a Planned Unit Development –  
General Development Plan for Edward Rose Properties, Inc. (Monarch Grove)

**TO: Village President, Village Clerk & Board of Trustees  
Village of Romeoville, Will County, Illinois**

Edward Rose Properties is proposing the development of a 180-unit, 3-story senior living community, and 3-story apartments with a total of 708 units for a grand total of 888 units on approximately 67 acres at the southeast corner of Weber Road and Romeo Road. The alternate site includes a park land dedication of approximately 5 acres thus reducing the number of apartment units from 708 to 624.

On March 14, 2024, the Planning & Zoning Commission held a Public Hearing to discuss and consider the various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Scott Williams, Senior Planner read the project compliance report. He reported that the subject property located at the southeast corner of Weber Road and Romeo road is currently vacant and unimproved. Most of the property is unincorporated except for annexation strips that are currently zoned B-3, Highway Regional Commercial along the frontages of Weber Road and Romeo Road that was done in 1995 to help facilitate the annexation of the west side of Romeoville. An Annexation (of approximately 48 acres), Zoning and Planned Unit Development (PUD) are required for the senior living and apartment development.

The developer is requesting R-7, General Residential zoning for the subject property. The proposed R-7 zoning is suitable for the proposed land use. The subject property is in the northern segment of the Weber Road Corridor/Ward Farm Subarea. As recommended by the Implementation Action plan for future land use, a planned unit development (PUD) is proposed to facilitate more diversified uses in the Weber corridor. Generally, the concept development plan calls for a compact Village mixed use lifestyle center.

Although multi-family residential uses were envisioned for the interior of the site, this proposed development will include multiple courtyard/community green features and serve as an important supporting use for the existing Weber Road commercial areas. The proposed development is consistent with the recreation and open space recommendations, and stormwater detention features soften the hardscapes of a major road corridor while including a major gateway feature at the Romeo Road intersection.

For the comprehensive plan housing goals, this proposal will enhance the diversity of housing stock to meet different needs and lifestyles. The apartments are proximate to institutions of higher education and employers which will be attractive for young adults and millennials. At the same time, the senior community will meet a different need by allowing older residents to stay in the community and not have to relocate to seek senior support services.

When it comes to transportation, not only will a lengthy section of sidewalk be constructed along Weber Road (and account for the future roadway expansion), but external links will be provided including with the preexisting multi-purpose path which borders the eastern side of the development. Internal connections will also lead to subdivision-wide amenities which include a dog park, architectural features, wet detention areas, bicycle racks and others.

A PUD – General Development Plan (GDP) approves the preliminary site plans for the site. Final Development Plans (FDP) with greater levels of detail will be provided following the approval of the PUD – General Development Plan. The FDP shall be reviewed (including signage and final landscape plan) and approved by Village staff for compliance with Village ordinances and the GDP.

The proposed development will consist of a 180-unit, 3-story senior living community, and 3-story apartments with a total of 708 units for a grand total of 888 units on approximately 67 acres at the southeast corner of Weber Road and Romeo Road. The alternate site includes a park land dedication of approximately 5 acres thus reducing the number of apartment units from 708 to 624. The senior community includes 80 Independent, 70 Assisted and 30 Memory Care units. The residential units surround a centralized common space. Amenities include a fitness center, pub, hair salon/spa and guest suite for visitors.

Out of the 25 apartment buildings, 16 will be “Type A” 24-unit buildings. The remaining “Type B” will be 36-unit buildings. The total unit breakdown is 306 one bedroom, 352 two bedroom, and 50 three bedroom units. Serving the apartment development is a 7,500 square-foot clubhouse which includes a community room, exercise room, dog spa and property management offices. A pool, sun deck and cabanas will be located behind the clubhouse along with an outdoor gathering area. Other accessory structures include a maintenance building, mail kiosk, detached garage buildings and trash compactor enclosures. Additional site amenities will be described by the applicant.

### **Alternative**

There is an alternative site plan showing a potential park dedication. The size of this dedication is approximately 5 acres located in the southeast corner of the development. If this dedication occurs, the number of apartment buildings will go from 25 to 22 buildings with a corresponding reduction of the total number of units from 708 to 624 units. The number of parking spaces would also be reduced by 168 parking spaces including the loss of three detached garage buildings. The senior community would be unaffected.

### **Access and Parking**

Two access points with medians are proposed from Romeo Rd: the western point is the main entrance for the senior living building while the eastern one serves as one end of the development’s primary road. An additional access point with a median is proposed from Weber Road. The primary road will terminate near the Ward farm parcel to link up with a southern future section leading to Weber Road. In conjunction

with the Weber Road expansion project, which will require a ROW dedication from the subject property, traffic signals will be constructed at the intersection with S. Carillon Dr. and this proposed connection through the Ward farm parcel at Weber Rd.

There are a total of 1,536 parking spaces provided, including 237 garage spaces. The total amount of parking provided exceeds the 1,521 parking spaces that are required by the Parking Code. Open Space and Pedestrian Connectivity. The 3-story product allows 50% of the site to be dedicated open space with a focus on native plant species and includes Monarch waystations/butterfly gardens. Walkways are provided throughout the site and will have external connections. Three detention ponds are proposed. The one at the corner of Weber Rd. and Romeo Rd. will be heavily landscaped and have added features in recognition of its' prominent gateway location. The preliminary landscape plan provides for 78 parkway trees and 891 internal trees located along the internal roadway, in landscape islands, or functioning as perimeter screening. Parking lot landscaping is also provided, and all buildings include foundation planting areas.

### **Architecture**

The principal exterior building materials contain a large percentage of brick and horizontal siding with a contemporary design. Architectural features include varying use of accents and colors, a large percentage of windows, parapets of varying heights, and vertical and horizontal articulation. The architecture pattern is consistent throughout the site and carryovers to the accessory buildings.

**Code Exceptions**, the petitioner has submitted the following in a separate exhibit:

1. Residential Density (Section 159.068.A). The developer is asking to increase the maximum density from 12 units per acre to 13.3 units per acre for the main alternative (versus 13.1 for the park dedication). The proposed density is consistent with the other communities in the area, including Village Place Apartments – 16.9 units per acre; Remington – 16.7 units per acre; High Point Serenity – 16.8 units per acre; and, Springs at Weber Road project – 15.8 units per acre. Although this project has a slightly higher density than required by code, the proposed design allows for additional open space. The development is accommodating a denser, senior living community with smaller memory care units which lack kitchenettes and rely on common areas and amenities.
2. Site Runoff and Storage Facility Design (160.035). Developer is providing the required detention volume, but requests the following to facilitate more open space and aesthetic design considerations: (i) A reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.5 acres; and (ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 2 feet for a two-year storm event; and (iii) a reduction in required side slope from 5:1 to 4:1; and (iv) an increase in the allowable drawdown time as a function of the existing site outfall.

### **Code Clarifications**

These code clarifications were submitted by the developer to recognize certain design elements included in the General Development Plan and consistent with other developments. Village Place apartments

### **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) as amended in this PUD.
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Chairman Venn asked what type of people protection will be around the retention pond. Mr. Williams asked if he was referring to some type of fencing. Chairman Venn replied yes. Mr. Williams stated that the site plan does not show fencing, there might be berming along the pond. The applicant can answer

that question.

Chairman Venn asked what the target audience was for the sports complex. Mr. Williams replied that the development connects to the existing Volunteer Park.

Chairman Venn asked if there was enough parking to accommodate this development. Mr. Williams replied yes, and there is a 5% above requirement built in to accommodate visitors.

Chairman Venn asked if the building would be retrofit to accommodate seniors. Mr. Williams asked if the applicant can give their presentation.

Chairman Venn swore in the applicant's Attorney, Dan Shapiro, 570 Lake Cook Road, Deerfield, Illinois.

Mr. Shapiro's presentation went over the same information presented by Mr. Williams.

Mr. Shapiro stated that the question to the parking requirement, the project has 15 more spaces than required by the Village.

Chairman Venn swore in Taylor Eschbach, Kimley-Horn, 4201 Winfield Road, Warrenville, Illinois.

Mr. Eschbach explained the water retention areas; park dedication options; and the access to the project from 135th Street and Weber Road.

Chairman Venn asked if there was aeration in the ponds. Mr. Eschbach replied yes.

Chairman Venn asked if there was fencing around the ponds. Mr. Eschbach replied no, there is native vegetation in compliance with Village Codes preventing people from walking up to the pond.

Chairman Venn has concerns with people walking up to pond and the Memory Care facility. Mr. Eschbach replied that the Memory Care Facility is completely secure and has courtyard areas.

Chairman Venn commented on Pickle Ball courts and if they had any planned. Mr. Eschbach replied there are none planned.

Commissioner Nelson asked about the full access on 135th Street and if it would be signaled. Mr. Eschbach replied no, it will have stop signs on their leg of the intersections.

Commissioner Nelson asked about a storm shelter discussed at concept plan. Mr. Shapiro commented that they did look at that and they also looked at the Village's evacuation plan which is impressive, and they are going to follow that with their residents. In regard to shelters, these buildings are strong buildings.

Commissioner Nelson asked if the apartment were distributed within a building. Is there a mix of bedroom sizes? Mr. Eschbach replied yes there are a mix of unit sizes.

Commissioner Nelson asked about the ponds and code exception and what the "foot" difference would be. Mr. Eschbach replied that it would be about one foot deeper and explained.

Commissioner Repetowski asked about garbage pick-up. Mr. Eschbach replied that there are 2 trash compactors with parking located in the complex. There is no valet trash pick-up. Within the Senior building there is trash service.

Chairman Venn asked for questions from the public.

Chairman Venn swore in James Robinson, 20804 W Torrey Pines Lane, Plainfield, Illinois.

Mr. Robinson asked about the age for the Senior living facility. Mr. Shapiro replied 55 and up.

Mr. Robinson asked if children were going to be allowed. Mr. Shapiro replied on the non-senior complex, yes.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations as amended by the PUD (Chapter 158).
3. The application complies with the provisions of the Zoning Code as amended by the PUD (Chapter 159).

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 24-1915.

Motion by: Commissioner McConachie  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14<sup>TH</sup> day of May, 2024 with the following vote:

4 members voting AYE		0 members voting NAY	
0 members ABSTAINING		3 member ABSENT and not voting	
David Venn	AYE	Gary Nelson	AYE
Richard Holloway	ABSENT	Jim McConachie	AYE
Paul Scieszka	ABSENT	Petra Burgess	ABSENT
Dan Repetowski	AYE		

MOTION Carried.

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 24-1916.

Motion by: Commissioner McConachie  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14<sup>TH</sup> day of May, 2024 with the following vote:

4 members voting AYE		0 members voting NAY	
0 members ABSTAINING		3 member ABSENT and not voting	
David Venn	AYE	Gary Nelson	AYE
Richard Holloway	ABSENT	Jim McConachie	AYE
Paul Scieszka	ABSENT	Petra Burgess	ABSENT
Dan Repetowski	AYE		

MOTION Carried.

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 24-1917.

Motion by: Commissioner McConachie  
Seconded by: Commissioner Repetowski

Roll call of the membership present the 14<sup>TH</sup> day of May, 2024 with the following vote:

4 members voting AYE		0 members voting NAY	
0 members ABSTAINING		3 member ABSENT and not voting	
David Venn	AYE	Gary Nelson	AYE
Richard Holloway	ABSENT	Jim McConachie	AYE
Paul Scieszka	ABSENT	Petra Burgess	ABSENT
Dan Repetowski	AYE		

MOTION Carried.

**Respectfully submitted on August 28, 2024.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission