

---

# Report of the Planning & Zoning Commission

## Romeoville, Illinois

---

### ORD 17-1391

#### An Ordinance Amending Chapter 157 and Adopting the Updated Comprehensive Plan for the Village of Romeoville

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

On June 27, 2017, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request to amend Chapter 157 and adopt the updated Comprehensive Plan for the Village of Romeoville.

Testimony and presentations were heard from the staff, Teska Associates, the Village's planning consultant, and the Commission. The following issues and opinions were discussed.

Assistant Community Development Director, Josh Potter, read the Project Compliance Report.

The Village's existing Comprehensive Plan was adopted in 2001. Good community planning dictates that its Comprehensive Plan is updated to reflect changing conditions in the community and to look at future opportunities. The updated Comprehensive Plan builds off the 2001 plan and will prepare the Village for balanced growth and a diversified economy. It provides a statement of policy for land use, transportation, infrastructure and development decisions.

The Village received a grant from the Chicago Metropolitan Agency for Planning (CMAP) in October of 2015 to update its Comprehensive Plan. Being a consultant-led project, staff reviewed qualifications and proposals from planning consulting firms and interviewed the selected top two firms. In March of 2016, Teska Associates of Evanston, IL, was awarded the project. Over the last several months, staff and the steering committee has worked with Teska, along with Gruen + Gruen Associates, conducting research, public outreach and developing the recommendations.

The final Comprehensive Plan is now complete. The updated Comprehensive Plan will replace the existing 2001 Comprehensive Plan by amending Chapter 157 of the Village Code.

Josh Potter introduced, Kon Savoy of Teska Associates, and invited him to give a summary of the main components of the updated Comprehensive Plan.

Konstantine Savoy, Teska Associates, Inc. 627 Grove St. Evanston, IL - Sworn

Mr. Savoy thanked the Commission for the opportunity to work with the Village on another project. Teska and Associates worked on the evaluation and planning for the East Side area in anticipation of the Metra Station. Mr. Savoy stated that it has been a pleasure to work with the staff in Romeoville and everything has gone smoothly with great communication.

Mr. Savoy of Teska and Associates gave a detailed overview of the planning process and spoke about the involvement from everyone that helped in the development of the Final Comprehensive Plan. Mr. Savoy touched on the key planning themes.

1. Advancing A Balanced Economic Base
2. Ensuring Market-Supportive Strategies
3. Enhancing Access & Mobility
4. Diversifying The Housing Stock
5. Leveraging Community Partnerships

Mr. Savoy also talked about the three sub areas that they were asked to focus on.

1. Uptown Square

2. Weber Road Corridor

- a. Village Lifestyle Center (Northern Segment)
- b. Employment Center (Center Segment)
- c. Commercial/Entertainment Center (Southern Segment)

3. Lewis University District

Chairman Venn asked Mr. Savoy to touch on the challenges we face with the changing demographics in attracting restaurants and chain restaurants in the area.

Mr. Savoy stated that Romeoville has a strong population base with good density but faces some global challenges. The Promenade in Bolingbrook and the retail area in Joliet have left us as the "hole in the donut".

Mr. Savoy feels if the evolution of the plan is successful in creating high quality jobs with good pay and additional housing it will drive the expansion of restaurants in the area.

Chairman Venn asked Mr. Savoy why the 135th Street corridor was not considered in this plan. Mr. Savoy stated that 135th Street corridor was part of the East Side Plan for the Metra Station development.

Mr. Savoy gave an overview of the housing, commercial, and land use data in the report.

Commissioner Scieszka noticed a large amount of multi family housing in the proposed plan and is concerned about that market becoming saturated, and wonders when do you know you have reached that point.

Mr. Savoy stated that the current ratio of single family versus multi family in Romeoville is quite low compared to other cities. The new multi family developments we are seeing in our area has quality amenities with high rents. The plan is designed to provide a balance for the community.

Community Development Director Steve Rockwell stated that Commissioner Scieszka brought up a good point - what amount of multi family is enough? Mr. Rockwell stated that the plan lays out what the possibilities and potential are and how much acreage is available. Every proposed plan will become before the Commission as a PUD and they can be evaluated on merit and basis at that point.

Commissioner Scieszka does not want to see too many units built and then create a large vacancy rate that could cause a supply and demand situation that could result in rents being lowered.

Chairman Venn asked what the current vacancy rate on retail is.

Mr. Savoy stated that it is around 10 to 11 %.

Mr. Potter stated that our number is skewed due to the large amount of space in the old Dominick's, with that out of the equation the number is closer to 5 or 6 %.

Mr. Don Hornig, 834 Oakton Ave., Romeoville - Sworn

Mr. Hornig asked about the last Comprehensive Plan that was done. He understands that the goal of the plan is to achieve balance in the community and wonders if it is working.

Mr. Horning asked what the emphasis of the new plan is and how will it tie all areas of Romeoville together.

Mr. Savoy talked about the transportation plan and how all the areas are integrated with greenways and trails if effort to tie all areas together. Mr. Savoy stated that the new plan has been built on the standards of greater integration and better balance that will help achieve a sustainable plan for the Village.

Motion to close: McConachie, second Scieszka

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 (Chapter 158).
3. The application complies with the provisions of the Zoning Code (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 17-1391, an Ordinance amending Chapter 157 and Adopting the updated Comprehensive Plan for the Village of Romeoville.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner McConachie

Roll call of the membership present the 27<sup>th</sup> day of June, 2017 with the following vote:

6 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
1 members ABSENT and not voting.

Steve Pyle	ABSENT
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	AYE
Rich Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

**Respectfully submitted on June 27, 2017.**

---

CHAIRMAN, Planning & Zoning Commission

Attested by:

---

SECRETARY, Planning & Zoning Commission