

# **DRAFT**

## **Report of the Planning & Zoning Commission**

Romeoville, Illinois

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### **ORD 17-1418**

An Ordinance Approving a Special Use Permit for a Planned Unit Development –  
General Development Plan Amendment for Rose Plaza

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

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

Assistant Director Josh Potter read the Project Compliance Report.

AEI Illinois LLC is proposing to re-subdivide the remaining two vacant lots at Rose Plaza into three retail lots. The subject property is located at the northwest corner of Weber Road and Renwick Road. The Rose Plaza General Development Plan (GDP), originally approved in 2005, will need to be amended to allow the additional lot.

A General Development Plan has been submitted by the developer for a 3-lot commercial development. Dog Haus, a gourmet sausage and hamburger restaurant, is planned for the hard corner at this time. A separate Final Development Plan will be required for the Dog Haus development and for the development of the two remaining lots.

The GDP was reviewed to ensure the proposed development complies generally with the zoning requirements and to set common development parameters, such as cross-access and access points. A subdivision plat will also need to be approved to create the additional lot and it must include the cross access and other easement provisions. As previously mentioned, once the lots are subdivided and the GDP is amended, a Planned Unit Development (PUD) - Final Development Plan will be required for the development of each of the three lots. The Final Development Plan submittal will include the specific engineering, landscape, lighting and signage plans for each of the developments.

There are no code exceptions being requested in this GDP amendment.

The Development Review Committee has reviewed the proposal and provided comments to the applicant.

John Racich, 232 Douglas Naperville, IL - Sworn.

Chairman Venn asked if the parcels were divided this way for any particular reason and if the two remaining lots were for spec buildings.

Mr. Racich stated the Dog Haus wanted to be in the Village at this corner and the remainder lots were for spec buildings.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and

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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, as modified by the PUD.

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

**THEREFORE**, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of the following Ordinances:

ORD 17-1418 – An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan Amendment for Rose Plaza.

Motion by: Commissioner Scieszka  
Seconded by: Commissioner Repetowski

Voice vote of the membership present the 28<sup>th</sup> day of November, 2017 with the following vote:

7 members voting AYE  
0 members ABSTAINING

0 members voting NAY  
0 members ABSENT and not voting.

David Venn	AYE
Richard Holloway	AYE
Paul Scieszka	AYE
Dan Repetowski	AYE

Steve Pyle	AYE
Jim McConachie	AYE
Petra Burgess	AYE

MOTION Carried.

ORD 17-1418 – An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan Amendment for Rose Plaza,

**Respectfully submitted on November 28, 2017.**

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CHAIRMAN, Planning & Zoning Commission

Attested by:

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SECRETARY, Planning & Zoning Commission