

PROJECT SUMMARY

The proposed development is a commercial retail project located on approximately 2.02 acres within the Village of Romeoville, Will County, Illinois. Parcel 11-04-07-404-051-0000. The subject property is zoned B-3 (General Business District).

The project includes the construction of a new approximately 12,000 square foot full-service grocery store featuring an in-house, cut-to-order butcher program, providing fresh meat preparation and neighborhood-serving grocery offerings. The grocery store is anticipated to operate daily from 8:00 a.m. to 9:00 p.m.

The grocery store is attached to an approximately 2,500 square foot restaurant. The restaurant is anticipated to operate daily from 8:00 a.m. to 10:00 p.m. and will include a drive-through component operating during the same hours and includes an internal speakeasy concept that is accessory to the restaurant use. The speakeasy is proposed to operate Thursday through Sunday from 5:00 p.m. to 11:00 p.m., entirely within the restaurant space.

In addition to the primary grocery and restaurant uses, the development includes two anchoring retail tenant spaces, each estimated at approximately 1,300 square feet, arranged in a plaza-style configuration to accommodate complementary neighborhood-serving retail uses.

The site is anticipated to be served by surface parking with shared access drives from adjacent public roadways. The proposed development is intended to provide convenient retail and dining options, support local economic activity, and be compatible with surrounding commercial development in accordance with the intent of the B-3 zoning district.

