

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, January 13, 2026

6:00 PM

Village Hall Board Room

1050 W. Romeo Rd

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

- Present** 5 - Chairman David Venn, Commissioner Paul Scieszka, Commissioner Dan Repetowski, Commissioner Rich Holloway, and Commissioner Gary Nelson
- Absent** 4 - Commissioner Petra Burgess, Commissioner Jim McConachie, Associate Member Sharon Hoffman, and Associate Member Ben Smith

3. APPROVAL OF AGENDA

A motion was made by Rich Holloway, seconded by Dan Repetowski, to Approve the Agenda. The motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Rich Holloway, seconded by Dan Repetowski, to Approve the November 25, 2025 PZC Minutes. The motion carried unanimously.

[PZMIN25-11](#) **Approval of Minutes PZC 11/25/2025**

[4](#)

Attachments: [PZC 11252025.pdf](#)

5. PUBLIC HEARINGS

None

6. NEW BUSINESS

[PROJ25-073](#) **A Concept Plan for a Retail Development at Lots 1 & 2 of the Rose Plaza Subdivision**

[3](#)

Attachments: [PROJ25-0733 Exhibit A](#)

PROJ25-0733 RVBA

Mike Shurhay, Assistant Planner, read the Project Compliance Report.

Nash Deffala of Deffala Holdings LLC has submitted a concept plan for a multi-tenant retail building at Lots 1 & 2 of the Rose Plaza subdivision. The proposal calls for developing the remaining lots of the Rose Plaza subdivision. A previous planned unit development was approved in 2018 for a Dog Haus restaurant. The project never made it to development, and the land was eventually sold to the current property owner. The proposed building would be a 11,254 square foot multi-tenant speculative retail building. It would have space for seven tenants though the actual number will depend on leasing. The proposed site access is from an interior access road from Renwick Road. The applicant is proposing 83 parking spaces, including 4 handicapped. The drive aisle in the rear is shown as one way. This is to accommodate a drive thru lane. The drive thru unit will offer a patio for outdoor dining. The building is proposed to be masonry. Areas are shown for wall signage though currently exact sizes

are not available. Staff has done a formal concept review for the site.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

Chairman Venn swore in the applicant Nash Deffala, 18307 White Oak Park, Tinley Park.

Chairman Venn asked if this would fill up Rose Plaza. Mr. Shurhay replied yes.

Chairman Venn asked if this building would want signage on all four sides and multiple monument signs. Mr. Shurhay stated that our code allows for 1 monument sign on the property. Part of the requirements would be to consolidate lots 1 and 2 into 1 lot. Depending on the tenants, there are allow 1 wall sign. Village Staff has not been notified of any sign variances as of this time.

Chairman Venn also asked the developer to be mindful of dumpster locations as this is a very visible site and the entrance into the community. The applicant agreed.

Commissioner Nelson asked they hide the utilities as best as they can due to the high visibility of this lot. He also commented on the dumpster locations. Nelson asked if the monument sign would be clear of the Village sign currently on the corner. Mr. Shurhay replied yes.

Commissioner Scieszka stated that he did not see any sidewalk access through the parking lot from the roadway sidewalks. He stated that all of the other developments have dedicated walkways through the parking lot to access the stores. Mr. Deffala stated that they are working on that.

Commissioner Scieszka commented on the glass all the way to the bottom, he would like to see knee walls. Mr. Deffala stated that they are also working on that.

Commissioner Scieszka asked what type of protection would be around the outside dining/patios. Mr. Defala replied wrought iron fencing. Commissioner Scieszka commented on the safety of stopping vehicles from going into the building and outdoor patio.

Commissioner Scieszka commented on screening of the mechanicals on top of the roof. Since that is the entrance of the community, he would like to see this building stand out.

Mr. Shurhay commented that Staff has addressed these concerns and are working with the developer.

Commissioner Repetowski commented that he agrees with the safety concerns previously discussed.

Commissioner Holloway asked if there were any tenants yet. Mr. Defala commented that he does have a few interested, but they would like to see construction started before they lease.

Commissioner Holloway asked which unit will have the drive thru. Mr. Defala stated the unit to the South closer to Renwick.

Commissioner Holloway asked if that would be the only unit for a restaurant or will they all be able to handle a restaurant as well. Mr. Defala replied that they are hoping at least 3 restaurants.

7. OLD BUSINESS

8. CITIZENS TO BE HEARD

9. CHAIR'S REPORT

10. COMMISSIONER'S REPORT

Commissioner Nelson asked if the immediate care unit near this proposal has any activity.

Commissioner Scieszka asked about the property owned by Meijer.

Chairman Venn asked about the unit between Dunkin and Chipotle. Mr. Shurhay replied that and EZee Care will be going in there.

Commissioner Repetowski asked about Vasa opening. Mr. Scott Williams, Senior Planner replied that it should be open in March.

11. VILLAGE BOARD LIAISON REPORT

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

13. ADJOURNMENT

A motion was made by Rich Holloway, seconded by Dan Repetowski, to Meeting be Adjourned. The motion carried unanimously.