

Village of Romeoville

Project Compliance Report

Date: May 20, 2026

Description/Title: An Ordinance Approving a Special Use Permit for a Planned Unit Development-Final Development Plan for a Multi-Tenant Retail Building at Lots 1 & 2 of the Rose Plaza Subdivision

Type of Review: Special Use Permit

Summary:

Nash Deffala of Deffala Holdings LLC has submitted a final development plan for a multi-tenant retail building at Lots 1 & 2 of the Rose Plaza subdivision.

The following chart describes the zoning and land uses surrounding the property.

	ZONING	LAND USE	USER
SITE	B-3, Highway / Regional Commercial	Vacant	Defafala Holdings LLC
NORTH	B-3, Highway / Regional Commercial	Retail	Millrock Investment Fund 1 LLC
SOUTH	B-2, General Business District (<i>City of Crest Hill</i>)	Retail	Thorntons
EAST	E-R, Estate Residential	Vacant	CLR Holdings LLC
WEST	B-3, Highway / Regional Commercial	Retail	Abri Credit Union

The proposal involves development of the last remaining lots within the subdivision. A previously approved planned unit development in 2018 for a Dog Haus restaurant was never constructed, and the property was later sold to the current owner.

The applicant is proposing an 11,254-square-foot speculative multi-tenant retail building. The structure is designed to accommodate up to seven tenants, although the final tenant count will depend on leasing demand. Site access will be provided from an interior access road connecting to Renwick Road. A total of 82 parking spaces is proposed, including four accessible spaces. The drive aisle located behind the building is designed for one-way traffic to support a dedicated drive-thru lane. The tenant space with the drive-thru will also provide an outdoor dining patio. The building will feature fully masonry construction. The façade facing Weber Road will combine brick and stone materials. Locations for wall signage are shown; however, specific sign dimensions are not yet available. The applicant has stated that all signage will comply with code, and no sign variances will be required. Two code exceptions have been requested, both of which staff supports:

Code Exceptions:

1. Parking setback for B-3 Highway Regional Shopping from 25' to 20' (157.095 (E)(4))
2. Entrance curb radii. This is since the drive aisle behind the building is too far west to meet this requirement. (156.42(A)(2)(g)(3))

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Findings of Fact:

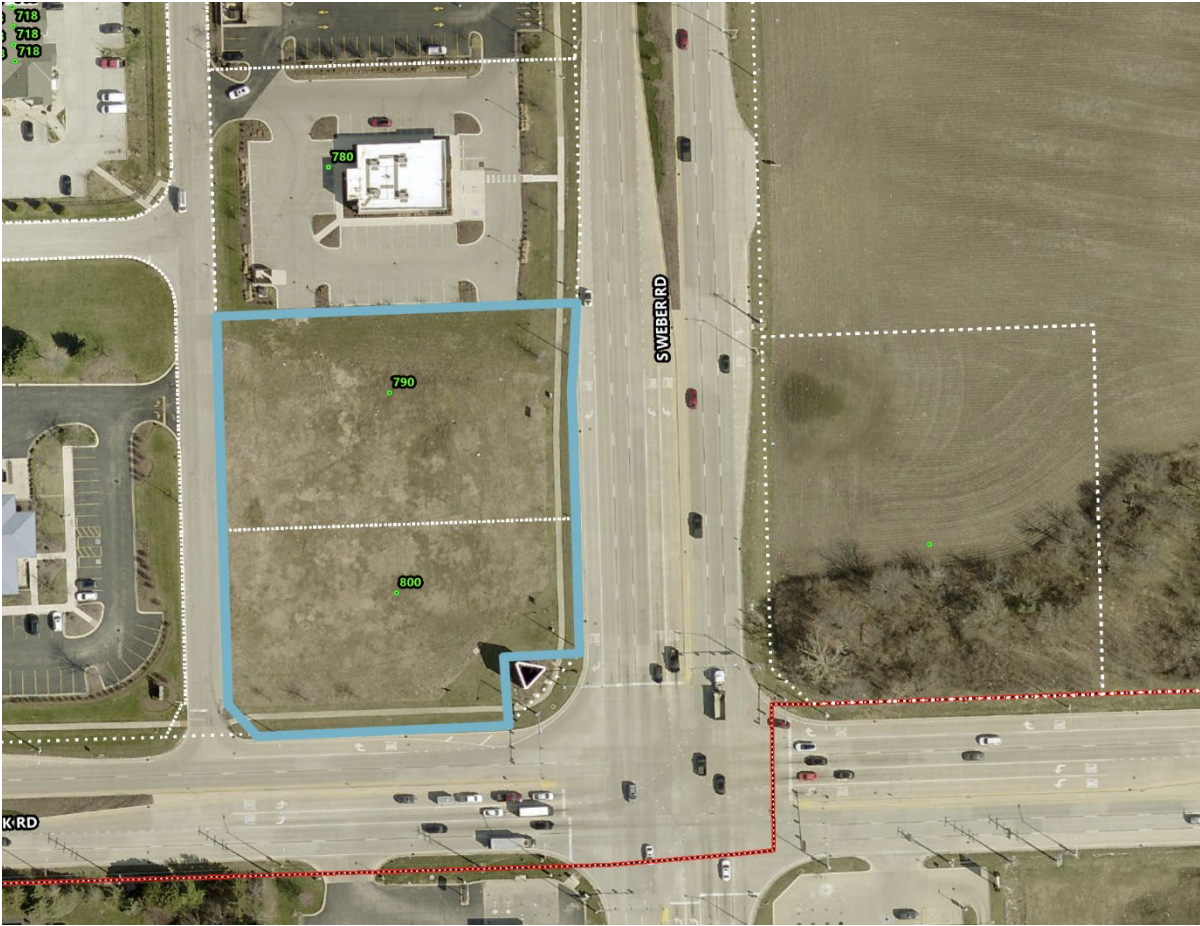
Following are the proposed findings of fact.

1. The proposal complies with the requirements of the Comprehensive Plan.
2. The proposal complies with the requirements of the Development Regulations.
3. The proposal complies with the requirements of the Zoning Ordinance

Recommendation:

The Development Review Committee recommends Approval.

Aerial:



Presenter: MS