

Village of Romeoville

Project Compliance Report

Date: April 8, 2026

Description/Title: An Ordinance Approving a Major Amendment to the Special Use Permit for a Planned Unit Development-Final Development Plan for 7Brew at 440 S. Weber Road

Type of Review: Special Use Permit

Summary:

Laura Pacino, representing 7Brew, is seeking a major amendment for the reuse of a stand-alone coffee shop on outlot 7 of the Romeoville Crossings subdivision, at 440 S. Weber Road. This property was formerly a Freddy's restaurant.

The building was approved as a Planned Unit Development (PUD), ORD22-1759, for a Freddy's Restaurant. 7Brew is looking to reuse the building as a standalone coffee shop. The site will be drive thru only. Site modifications including but not limited to a new sign package, drive thru stacking, and minor façade improvement will take place. These changes require a major change PUD amendment. The building square footage would be unchanged at 3,150 square feet. The site will be accessed from two points on the internal access road. These access points are already set up for cross access with the outlots to the north and south. The applicant will be removing parking stalls to accommodate all stacking within the property. 7Brew will not need excess parking because dining in is not an option at this site. This will alleviate any issue with drive thru stacking. The drive aisles in the rear are shown as one way. The drive thru stacking will wrap around the building on the north side if additional space is needed. A signage plan is included with the PUD amendment.

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

	ZONING	LAND USE	USER
SITE	B-3, Highway / Regional Commercial	Vacant	Vwich Enterprises LLC (Former Freddy's Restaurant)
NORTH	B-3, Highway / Regional Commercial	Commercial	Lenny's car wash
SOUTH	B-3, Highway / Regional Commercial	Commercial	Romeoville Smiles Dentist
EAST	B-3, Highway / Regional Commercial	Commercial	Murphy Express
WEST	B-3, Highway / Regional Commercial	Commercial	Walmart

Presenter: MS

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