
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 25-2018

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 679 N. Weber Road (Om Group)

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

Alex Muhl of Excel Engineering, on behalf of the Om Group, has submitted a Final Development Plan for a retail redevelopment at 679 N. Weber Road.

On November 25, 2025, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Scott Williams, read the Project Compliance Report. He reported that this final development plan would construct a three-unit, 8,600 square-foot commercial building. Hawaiian Bros Island Grill would take the northern endcap with an associated drive-through. The middle unit is unnamed, but the parking requirement calculations have assumed a liquor store. Crisp N Green would occupy the remaining unit. The proposed drive-through would be entered at the south end of the building and wrap around the three sides of the building with a 14-vehicle stacking queue.

The site is accessed from two points: one from the existing frontage road entrance, and the second cross access with McDonalds to the south. The site plan provides 46 parking spaces, including 2 handicapped. The final landscape plan includes additional island plantings, and frontage road trees on the east side of the property. Curbed concrete planters with landscape have been added in response to PZC feedback on the concept plan.

The building's exterior materials will consist of brick and wood-look aluminum siding with EIFS accents to differentiate the three units while accounting for three street-facing elevations. The massing and bulk of the building is broken up by varying parapet wall heights, canopies, and wall projections. The elevations have been improved with a knee wall added below the storefront windows. Decorative fixtures for parking lot lights are also proposed.

The code exceptions include the Hawaiian Bros wall signs, and the setback for the cross-access connection through an existing easement. The parking lot has been shifted slightly into the street setback to permit enough space for the planters.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in

this PUD.

Recommendation:

The Development Review Committee has reviewed the proposal and is recommending approval.

Vice-Chair Scieszka swore in the applicant Viraj Patel, OM Group, Frontage Road, Burr Ridge Illinois.

Vice-Chair Scieszka stated that it was great looking project and appreciated the update with the knee wall. He understands the setback with Weber Road and with the added landscape it will all work out.

Commissioner Nelson thanked Staff for highlighting the changes since the concept plan. He asked what the proposed schedule would be for construction. Mr. Patel stated that they will be closing in December on the property and break ground in March. Meanwhile his contractor may demolish the building during the winter. He expects it to take 90 days and open in the Fall.

Vice-Chair Scieszka asked if there were comments from the Public. There were none.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and 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 (Chapter 159) as amended by this PUD.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 25-1974 contingent on compliance with outstanding staff comments.

Motion by: Commissioner Holloway

Seconded by: Commissioner Burgess

Roll call of the membership present the 25th day of November 2025 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 member voting NAY
1 members ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	AYE

David Venn	ABSENT
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on November 26, 2025.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission