



September 3, 2025

## Project Narrative

Project: Hawaiian Bros  
679 N Weber Road  
Romeoville, IL 60446

OM Group is requesting site plan review and approval for a multitenant building with quick serve restaurant and drive through located at 679 N Weber Road in the Village of Romeoville (parcel 12-02-32-102-001). The property is zoned B-3. The existing site is occupied by a vacant gas station/convenience store.

The proposed redevelopment project involves construction of a new 8,603 S.F. multitenant building including a Hawaiian Bros quick serve restaurant with associated site improvements. Proposed site improvements include paved parking spaces, concrete drive-thru lane, sidewalk connection to existing public sidewalk, and a new dumpster enclosure. The project will result in approximately 1.15 acres of disturbed area. Existing access to the site will remain the same with a driveway to the Frontage Road at the NE corner of the site and an internal connection to the neighboring McDonald's at the SW corner of the site. Parking is provided to meet Village zoning code and Hawaiian Bros requirements.

Stormwater from the proposed development will be conveyed via onsite inlets and storm sewer network through a BMP snout to treat stormwater quality to an existing regional pond that meets stormwater quantity requirements.

The proposed redevelopment which neighbors quick serve restaurants to the south and east will fit well into the existing commercial developed area. The existing vacant building will be demoed and replaced with a building that is utilizing the site. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development.