

Village of Romeoville

Project Compliance Report

Date: November 19, 2025

Description/Title: 3-Unit commercial building at 679 N. Weber

Type of Review: Final Development Plan

Summary:

The OM Group, represented by Excel Engineering, Inc., has submitted a final development plan for the redevelopment of the former 7-Eleven building at 679 N. Weber Road.

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

	<i>ZONING</i>	<i>LAND USE</i>	<i>USER</i>
<i>SITE</i>	B-3, Highway / Regional Commercial	Vacant	Former 7-Eleven
<i>NORTH</i>	B-3, Highway / Regional Commercial	Vacant	Former Burger King
<i>SOUTH</i>	B-3, Highway / Regional Commercial	Restaurant	McDonald's
<i>EAST</i>	B-3, Highway / Regional Commercial	Restaurant	White Castle
<i>WEST</i>	B-3, Highway / Regional Commercial	Gas Station	QuikTrip

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 into the street setback to permit enough space for the planters while maintaining a robust landscape buffer along Weber Road.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on September 23, 2025.

The Village Board reviewed the Concept Plan on October 1, 2025.

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 contingent on compliance with outstanding staff comments.

Presenter: SW

Aerial:



Presenter: SW