

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes - Draft**

**Tuesday, October 9, 2018**

**7:00 PM**

**Village Hall Board Room**

**Planning and Zoning Commission**

## 1. CALL TO ORDER

## 2. ROLL CALL

- Present** 9 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Associate Member Gary Hoffman, Associate Member Dawn Sakalas, and Associate Member Gary Nelson
- Absent** 1 - Commissioner Rich Holloway

## 3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Steve Pyle, that this Agenda be approved. The motion carried unanimously.

## 4. APPROVAL OF MINUTES

A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that the September 25, 2018 Minutes be Approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) **PZC Minutes 9-25-2018**

[9](#)

**Attachments:** [PZC Minutes 9-25-2018](#)

## 5. PUBLIC HEARINGS

[PH18-2286](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for the Dog Haus restaurant at 800 S. Weber Rd.**

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Opened. The motion carried by a unanimous vote.

Community Development Director Josh Potter read the Project Compliance Report.

**Description/Title:** Dog Haus at 800 S. Weber Rd.

**Type of Review:** Planned Unit Development - Final Development Plan

**Summary:**

Dog Haus International, Inc. has submitted final development plans for the development of a Dog Haus restaurant located at the northwest corner of Weber Road and Renwick Road. Dog Haus is a gourmet hot dog, sausage and hamburger restaurant chain that is

based out of Pasadena, California and is rapidly expanding in several states. The proposed site is a vacant outlot consisting of approximately 0.92 acres that is part of the Rose Plaza development that includes Springs at Weber Road, Romeoville Toyota, McDonald's and Abri Credit Union.

The proposed restaurant consists of 2,468 square feet. The restaurant does not include a drive-through. There are outdoor patio areas on the east and north sides of the building.

The main building materials include brick and concrete panels with a split face brick pattern. Additional architectural features have been incorporated into the design, including a decorative wide flange, canopies and a metal pergola. The proposed building elevations meet the Village's design guidelines.

The access to the site will be from the interior private road located along the west end of the site. Future cross access is approved on the north end of the site and will be provided when the lot to the north is developed. A total of 54 parking spaces are proposed, which exceeds the minimum required by the Parking Code. A pedestrian sidewalk connection with the existing sidewalk along Weber Road and Renwick Road is provided.

Wall signage is shown on the north, east and south sides of the building. The proposed wall signage complies with the Sign Code. No freestanding signage has been submitted at this time. Similar to other outlots along the Weber Road corridor, the freestanding sign must be a monument sign with a masonry base and landscaping, and will have to follow the Village sign code requirements.

All of the required landscaping around the building and parking lot is provided. Landscaping will also be required around any proposed monument sign.

Stormwater management for this lot is provided in regional basins that were constructed as part of the Lakewood development.

There are no code exceptions being requested at this time.

#### **Method of Investigation**

The Development Review Committee has reviewed the proposal and provided comments to the applicant.

#### **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, as modified by the PUD.

#### **Recommendation**

The Development Review Committee recommends approval contingent on compliance with outstanding staff comments.

Thomas Szafranski, Kimley Horn 3930 W Park St., Westmont, IL - sworn.

Chairman Venn asked if either of the outdoor areas are designated for smoking.

Mr. Szafranski stated that he did not know and would have to check with the architect.

Commissioner Nelson asked if the outdoor areas would be full service and fenced in.

Director Potter stated that they would offer full service and be fenced in.

Chairman Venn asked where the refuse area would be located.

Director Potter showed the area on the plans where the refuse area is located. He stated that it would have a masonry enclosure that matches the building and landscaping around it.

Commissioner Pyle asked if the grease pits/traps are internal.

Director Potter stated that they are.

**A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Public Hearing be Closed. The motion carried by a unanimous vote.**

**PH18-2287     A Public Hearing on a Rezoning and a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc**

**A motion was made by Commissioner Burgess, seconded by Commissioner Repetowski, that this Public Hearing be Opened. The motion carried by a unanimous vote.**

Community Development Director Josh Potter read the Project Compliance Report.

**Description/Title:** PAL Group, Inc

**Type of Review:** Rezoning and PUD-GDP

**Summary:**

The Village and PAL Group Inc are working on the plans for the future redevelopment of the Clean Fill Site on Independence Blvd. This will involve a Developer's Agreement, rezoning the property to P-B, and approving a Planned Unit Development - General Development Plan to create the future buildable lots. These lots will be ready over the next 5 to 10 years as the filling operations wrap up. At this time, the landscape plans for IL 53 are not yet complete. Therefore we are asking that this Public Hearing be opened and then continued until the November 13 Planning Commission meeting. Attached is a copy of the site plan for your information.

No comments from the Commission.

**A motion was made by Commissioner Burgess, seconded by Commissioner McConachie, that this Public Hearing be Continued to the November 13, 2018 Meeting. The motion carried by a unanimous vote.**

**6. NEW BUSINESS**

**[ORD18-1516](#)     An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for the Dog Haus restaurant at 800 S. Weber Rd.**

**Attachments:** Project Compliance Report

[Ex 1 Site Improvement Plans](#)

[Ex 2 Building Elevations](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Pyle, that this Ordinance be Recommend for Approval With Conditions to the Village Board on 10/17/2018. The motion carried by a unanimous vote.

[ORD18-1517](#) **An Ordinance Approving the Rezoning of Territory for the PAL Group, Inc.**

[ORD18-1518](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc**

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Nothing

710. COMMISSIONER'S REPORT

Reminder - Halloween Party November 3, 2018 at the Highpoint Friendship Centre.  
The event benefits the Youth Outreach Commission.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Community Development Director Josh Potter stated that the October 23, 2018 Meeting will be canceled.

13. ADJOURNMENT

A motion was made by Commissioner Pyle, seconded by Commissioner Scieszka, that this Meeting be Adjourned. The motion carried by a unanimous vote.