

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Draft

Tuesday, July 10, 2018

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 8 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Petra Burgess, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Steve Pyle, Commissioner Rich Holloway, and Associate Member Gary Hoffman

Absent 1 - Associate Member Dawn Sakalas

3. APPROVAL OF AGENDA

A motion was made by Commissioner Burgess, seconded by Commissioner Scieszka, that this agenda be approved. The motion carried by a unanimous vote.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that the June 12, 2018 Minutes be approved. The motion carried by a unanimous vote.

[PZMIN18-03](#) PZC Minutes June 12, 2018

[4](#)

Attachments: [PZC MINUTES 6-12-2018](#)

5. PUBLIC HEARINGS

6. NEW BUSINESS

[PROJ18-067](#) A Concept Plan for the Dog Haus restaurant at 800 S. Weber Rd.

[5](#)

Attachments: 18-021 Dog Haus CP PCR
[Dog Haus - Preliminary Site Improvement Plans](#)
[Dog Haus - Elevations](#)
[Dog Haus - Signage](#)

Assistant Director Josh Potter read the Project Compliance Report.

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

Type of Review: Concept Plan

Summary:

Dog Haus International, Inc. has submitted 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 was part of the Rose Plaza development.

A Planned Unit Development (PUD) is required and the concept plan stage of the PUD process allows for feedback prior to the submittal of final development plans.

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

The proposed building elevations are still being reviewed at this time. Staff has recommended adding additional brick or stone to the building.

The main access to the site will be from the interior private road at 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.

Wall signage is shown around the north, east and south sides of the building. The proposed wall signage complies with the Sign Code. The location and size of the freestanding sign is still being evaluated. Similar to other outlots along the Weber Road corridor, the freestanding sign must be a monument sign with a masonry base and landscaping.

All of the required landscaping around the building and parking lot is provided. Landscaping around the proposed monument sign will be required once the final location of the sign is determined.

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

Method of Investigation:

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

Recommendation:

Provide input to the applicant.

Chairman Venn asked if the Dog House would have a liquor license. Josh Potter stated that it would.

Chairman Venn asked what material the trash enclosure would be made of. Josh Potter stated that it would be constructed of brick or stone and will match the materials of the building.

Chairman Venn asked if is corporate owned of a franchise. Josh Potter stated that it is corporate owned.

Commissioner Pyle asked if there will be an outdoor seating beer garden area and if this

is why there is no drive-thru. Eric Tracy stated that there is an outdoor area and he is not sure why a drive-thru was not added for this project.

Commissioner Scieszka asked if this would be similar to the Lincoln Park location with its menu and craft beer. Eric Tracy stated that it is, a gourmet hot dog/sausage menu.

Josh Potter stated that this project should be back for final approval hopefully in a month with construction starting this fall.

7. OLD BUSINESS

None

8. CITIZENS TO BE HEARD

None

9. CHAIR'S REPORT

Thank you to the Village keeping the landscaping on Weber Road looking so nice.

10. COMMISSIONER'S REPORT

Thank you to the Village for a great 4th of July Celebration.

11. VILLAGE BOARD LIAISON REPORT

Nothing

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Nothing

13. ADJOURNMENT

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