

DRAFT

Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 18-1516

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.

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

Community Development Director Josh Potter read the Project Compliance Report.

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.

The Development Review Committee has reviewed the proposal and provided comments to the applicant. The Development Review Committee also recommends approval of the request, subject to the latest staff review comment letter.

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Dog Haus

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.

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, as modified by the PUD.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of the following Ordinances:

ORD 18-1516 – 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.

Motion by: Commissioner Scieszka

Seconded by: Commissioner Pyle

Voice vote of the membership present the 9th day of October, 2018 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 members ABSENT and not voting.

David Venn	AYE
Richard Holloway	ABSENT
Paul Scieszka	AYE
Dan Repetowski	AYE

Steve Pyle	AYE
Jim McConachie	AYE
Petra Burgess	AYE

MOTION Carried.

ORD 18-1475 – An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Dog Haus.

Respectfully submitted on October 9, 2018.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission