

**AGENDA**  
**BOLINGBROOK PLAN COMMISSION**

August 18, 2010

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.
2. ROLL CALL: Vice Chair: Mary Rennels  
Commissioners: Rick Campos, Greg Jacobs, Talat Rashid, J.D. Rhoades, Libby Runge and Calvin Wright
3. APPROVAL OF MINUTES: August 4, 2010
4. PUBLIC HEARINGS: Amendment to a Special Use Permit for a Planned Commercial Development with Sign Variances  
Adventist Bolingbrook Hospital, Southwest Corner of Route 53 and Remington Boulevard  
Applicant: Village of Bolingbrook  
Project No.: 443.04  
**Staff Presenter: Dennis Kowalczyk**
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN COMMISSION REPORTS: PC 10.21 Approval of a Special Use Permit for Outdoor Dining and Extended Hours of Operation. – Zacatacos/109 W. Boughton Rd. Applicant: Rose Development. Project No.: 417.10
8. CITIZENS TO BE HEARD:
9. CHAIR'S REPORT:
10. COMMISSIONER'S REPORT:
11. PLANNING DEPARTMENT REPORT:
12. ADJOURNMENT:

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
August 18, 2010**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:00 p.m., Wednesday, August 18, 2010.

**ROLL CALL**

Present: Commissioners Greg Jacobs, Talat Rashid, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: None

Staff: Director of Community Development, Dennis Kowalczyk

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Rashid to approve Minutes of the August 4, 2010, meeting of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

**PUBLIC HEARING**

Motion Runge, second Wright to open the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:02 p.m.

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH SIGN VARIANCES, ADVENTIST BOLINGBROOK HOSPITAL, SOUTHWEST CORNER OF ROUTE 53 AND REMINGTON BOULEVARD APPLICANT: VILLAGE OF BOLINGBROOK, PROJECT NO.: 443.04**

Director of Community Development Dennis Kowalczyk presented the request. The applicant Village of Bolingbrook is requesting an Amendment to a Special Use Permit for a Planned Unit Development with Sign Variances in order to allow the construction of a free standing sign for Adventist Bolingbrook Hospital. The subject site is located at the southwest corner of Route 53/Bolingbrook Drive and Remington Boulevard, is classified B-4 Commercial Urban Redevelopment and is located within Sign Zone A district. The proposed sign would be a replacement for a similar sign that was destroyed earlier this year. The sign would be directional, as well as an informational sign for Adventist Bolingbrook Hospital. In order to construct the sign as proposed, several variances are being requested: 1) A Variance to allow an off-premise sign, 2) A Variance to allow a non-governmental sign in the parkway, 3) A Variance to increase size of the sign to four

hundred fifty-three (453) square feet, and 4) A Variance to allow the location of the sign as shown on the attached Exhibit 1.

## **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Unit Development for the construction of a free standing sign by Adventist Bolingbrook Hospital with the following variances.

1. Allow an off-premise sign
2. Allow a non-governmental sign in the parkway
3. Allow an increase in sign size to four hundred fifty-three (453) square feet
4. Allow the location of the sign as shown on the attached Exhibit 1

Subject to all terms and conditions of an approved License Agreement between the Village of Bolingbrook and Adventist Bolingbrook Hospital are in compliance.

## **DISCUSSION**

Commissioner Wright questioned if the proposed sign would be doubled sided. Community Development Director Kowalczyk responded affirmatively. Salomon Tristan, General Manager of Cheddars Restaurant, stated that Cheddars is supportive of the hospital having the sign in the proposed location and that they understand the importance of the sign to the community to have quick access to the hospital with clear signage. Mr. Tristan's stated that Cheddar's concern centers around the possibility of the proposed sign impairing the visibility of the business and he requested to see what the structure would entail. Mr. Tristan further stated that Cheddar's does not advertise locally often and that the proposed hospital sign could possibly hinder their success given that their building sits below street level and given that they have three (3) existing large trees that block the visibility. Mr. Tristan stated that in 2008 Cheddar's invested a lot of money to update and improve the exterior of their building, hoping to attract customers, and that he was requesting that the Plan Commission table the item in order for the Cheddar's company to have adequate time to review the sign height, base width, reader board sign and location in relations to their building.

Kowalczyk responded that Cheddar's freestanding sign is seventy-five (75) feet high, which markets towards the interstate traffic, that the proposed hospital sign would be thirty (30) feet high with the bottom edge fifteen (15) above grade, and a base width of five (5) feet, so the window of visibility would be plenty.

Motion Wright, second Campos to close the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:14 p.m.

Motion Vice Chair Rennels, second Rashid to accept the recommendation of Planning Staff.

AYES: Commissioners Jacobs, Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Jacobs, second Rhoades to accept Plan Commission reports:

PC 10.21 Approval of a Special Use Permit for Outdoor Dining and Extended Hours of Operation. Zacatacos, 109 W. Boughton Road. Applicant: Rose Development. Project No.: 417.10

Voice Vote: Unanimous.

Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Cawthon adjourned the meeting at 8:16 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY