

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
April 3, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:01 p.m., Wednesday, April 3, 2013.

ROLL CALL

Present: Commissioners Lon Schank, Libby Runge, Calvin Wright, Rick Campos,
Vice Chair Mary Rennels, Chairman Fletcher

Absent: Commissioners Talat Rashid and J.D Rhoades

Staff: Director of Community Development, Dennis Kowalczyk; Planning &
Zoning Administrator, Nicole Knapp; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL
DEVELOPMENT. SPORTS DOME SITE, 730 N. BOLINGBROOK DRIVE.
APPLICANT: GLOSKY ENTERPRISES, INC. PROJECT NO.: 485.01**

Motion Vice Chair Rennels, second Wright to open the public hearing.

AYES: Commissioners Schank, Runge, Wright, Campos, Vice Chair Rennels,
Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rashid and Rhoades

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

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Commercial Development to allow an advertising/billboard sign to remain on the subject site at 730 N. Bolingbrook Drive. The property consists of a 74,000 square foot Sports Dome and it includes a 6,000 square foot clubhouse which was built in 2001 and 2002. Per ordinance #01-125 the Village of Bolingbrook recognized that two (2) advertising/billboard signs existed on site and per ordinance #01-135 the Village allowed for the future installation of a third advertising/billboard sign, in addition to one (1) development sign; a total of four (4) signs on site. In 2003 when the owners received a Sign Permit to install a 25 foot high development sign, it was a condition of approval that the owners remove the advertising/billboard sign located at the immediate south end of the parking lot area, as it had been installed without a permit and this would then leave the property in non-compliance with a total of five (5) signs on site.

Recently, when the subject site was sold, it was brought to Staff's attention that the sign was never removed. As a result, the applicant is requesting the following variances in order for the 13 foot high, 200 square foot advertising/billboard sign to remain in the current location.

1. A Variance to increase the total number of signs on site to four (4) advertising/billboard signs and one (1) development sign.
2. A Variance to allow an advertising/billboard sign on a property zoned B-2 Community Retail located within Sign Zone B.
3. A Variance to allow an advertising/billboard sign within less than 900 feet of a residential zoned or used lot.
4. A Variance to allow an advertising/billboard sign within 2,000 feet of another advertising/billboard sign.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Commercial Development to allow an existing advertising/billboard as identified on exhibit 'D' to remain in the current location as identified on exhibit 'C' at 730 N. Bolingbrook Drive with the following variances subject to a Sign Permit being obtained:

1. A Variance to increase the total number of signs on site to four (4) advertising/billboard signs and one (1) development sign.
2. A Variance to allow an advertising/billboard sign on a property zoned B-2 Community Retail located within Sign Zone B.
3. A Variance to allow an advertising/billboard sign within less than 900 feet of a residential zoned or used lot.
4. A Variance to allow an advertising/billboard sign within 2,000 feet of another advertising/billboard sign.

DISCUSSION

Commissioner Wright questioned if the applicant wanted to add more signs on the site or if the variance was to keep what was existing. He also asked if the sign was removed in the future would the variance still remain with the site.

Ms. Knapp said the variances were just to keep what already exists on the property and to bring the sign into compliance. She also stated that if the sign was removed in the future Staff could rescind the variance if desired.

Commissioner Campos asked how long the variance would stay with the property, how many signs are currently on the property, if the Sports Dome owned the signs, and if the sign in question would be updated.

Ms. Knapp stated that the Variances would stay with the land forever, and that the sign has been on the property for approximately 10 years. She said there are currently 5 signs on the property and approving these variances would allow the non-conforming sign to remain. She also explained that the development sign would be for on-premises advertising only and that the advertising/billboard signs are intended for off-premise

advertising purposes. She stated that a separate owner retained rights to the signs, except for the development sign that is owned by the Sports Dome. She also said that the sign would have to stay the size and height that it is currently or get smaller, and if after the permit was issued and an inspection was performed changes needed to be done to be brought up to code then that would be the only change that would be done to what is currently there.

Vice Chair Rennels asked if the current owners of the signs owned the sign in question, when it should have been removed.

Ms. Knapp responded affirmative.

Motion Campos, second Wright to close the public hearing.

AYES: Commissioners Schank, Runge, Wright, Campos, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rashid and Rhoades

Motion carried, public hearing closed 8:08 p.m.

Motion Campos, second Schank to accept the recommendation of Planning Staff.

AYES: Commissioners Runge, Wright, Campos, Vice Chair Rennels, Chairman Fletcher

NAYS: Commissioner Schank

ABSENT: Commissioners Rashid and Rhoades

Motion carried.

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT WITH VARIANCES. RIVER HILLS SUBDIVISION LOT 24 (2381 RIVER HILLS LANE.) APPLICANT: DEBBIE BEAVER, WILLIAM RYAN HOMES. PROJECT NO.: 446.04

Motion Schank, second Wright to open the public hearing.

AYES: Commissioners Campos, Wright, Runge, Schank, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rashid and Rhoades

Motion carried, public hearing opened at 8:10 p.m.

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Residential Development with Variances for Lot 24 at River Hills Subdivision (2381 River Hills Lane.) The subdivision is located on the northeast corner of Naper/Plainfield Road and Reagan Boulevard. The subject lot backs up directly to Naper/Plainfield Road. At this time, William Ryan Homes is asking for a variance in order to reduce both side yard setbacks specifically on Lot 24 in order to construct a single family dwelling unit. Per the applicant, the "Jaden" is the most popular model and is the model home that was built as a model on site. The new resident/purchaser of Lot 24 wishes to have the Jaden model with a 3-car garage, thus resulting in a 10 foot wider home footprint. As a

result of the additional 10 feet in width for the third car bay, the applicant is requesting to reduce both side yard setbacks from 7.5 feet to 6 feet. Given that the proposed home would not be located within either side yard easement and considering that the homes located on either side of the subject lot have existing side yards that exceed the code thereby removing any life-safety concern, Staff supports the variance as requested.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Residential Development with Variances in order to allow William Ryan Homes to reduce both side yard setbacks on Lot 24 (2383 River Hills Lane) to 6 feet.

DISCUSSION

Commissioner Wright asked if this was a larger, home on a same size lot and if there were homes built on either side of the subject lot. Vice Chair Rennels questioned if the neighboring residents were notified of the meeting.

Ms. Knapp stated that the home was not larger than the garage was what caused the extra width and that there were homes built on either side of the subject lot. She stated that each resident within the subdivision was notified of the applicant's request.

Kevin Lehman, 2385 River Hills Lane, Bolingbrook, IL sworn. Mr. Lehman stated he opposes this Variance and raised concerns regarding the already small side yards, on why the applicant's smaller home could not fit on the lot if his home is 4,300 square feet and it fit, and how many windows were on the wall closest to his home.

Debbie Beaver, William Ryan Homes, Schaumburg, IL sworn. Ms. Beaver stated that the subject home would be 3,500 square feet, that the 3-car garage would add value to the home, that the existing residents within River Hills requested that 3-car garage homes be built whenever possible, and that she was aware that the properties on either side of this lot also had variances to reduce the side yards in order to fit a wider home.

Commissioner Campos questioned if the lots were re-platted to become smaller when the property was sold to William Ryan Homes and if the lots were not intended to have 3-car garages.

Ms. Beaver stated that they were not re-platted and that they were not intended to have 3-car garages. She said when Realan Homes originally developed the property they were not intended to have the 3-car garages. She said that William Ryan Homes does a more classical architecture which is called "garage-back" these homes instead of having the garage that projects in front of the home it is aligned with the home to be able to see the front of the home and not the garages sticking out in the front of the houses, thereby making the homes wider.

Commissioner Wright asked how this layout would fit with the existing layout that is currently in the subdivision and if this home would appear wider than other homes in the subdivision.

Ms. Beaver stated that their homes are a good fit with the existing homes and that it would not appear wider.

Vice Chair Rennels questioned the variances that were approved for the lots on either side of the subject site.

Ms. Knapp stated that the original builder received variances to reduce the side yards from 8.5 feet to 7.5 feet in order to fit their product line.

Commissioner Campos asked the applicant if they could build the wider home on a wider lot somewhere else within the subdivision.

Ms. Beaver stated that they only have one (1) lot remaining in the subdivision and that the proposed home would not fit on that lot either.

Commissioner Runge questioned the distances between the side yards of the subject site and the neighboring properties.

Ms. Knapp stated that the distance between the subject home and the home to the north would be approximately 15 feet and that the distance between the subject home and the home to the south would be approximately 14 feet. That the variance would only be necessary for part of the side yard on the subject lot, as the homes do not sit square on the lot resulting in wider setbacks towards the rear of the homes. She further explained that the original home builder received a variance to reduce the side yard setbacks for the overall subdivision. She also stated that only 2-car garages were originally required, but that most houses consisted of 3-car garages. She also mentioned that the previous builder had models where the 2-car garage was separate from the additional 1-car garage, thereby making it easier to fit a larger home on the lot, and that the applicant's homes will appear wider than the smaller K.Hovnanian product line, but would appear similar to the homes on either side of the subject lot which were built by the original home builder.

Commissioner Campos asked Mr. Lehmann if there was an existing retaining wall in the between his property and the subject site.

Mr. Lehmann answered affirmative, he said it was built because of the slope of the lot.

Commissioner Wright questioned how many windows would be on the side of the home.

Ms. Beaver stated that there would only be one (1) window on the north wall of the subject home.

Vice Chair Rennels questioned if the applicant's home would be noticeably different.

Ms. Knapp stated that it would not be noticeably different.

Motion Vice Chair Rennels, second Runge to close the public hearing.

AYES: Commissioners Schank, Runge, Wright, Campos, Vice Chair Rennels,
Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rashid and Rhoades

Motion carried, public hearing closed 8:34 p.m.

Motion Schank, second Campos to accept the recommendation of Planning Staff.

AYES: Commissioners Campos, Wright, Runge, Schank, Vice Chair Rennels,
Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rashid and Rhoades

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Campos, second Wright to accept Plan Commission reports:

PC 13.06 Approval of a Special Use Permit for a Planned Development with
Variances and Final Development Plan. 606 and 612 Territorial
Drive. Applicant: Brian Baldock, Panattoni Construction, Inc.
Project No.: 403.13

PC 13.07 Approval of an Amendment to a Special Use Permit for a Planned
Unit Development with Variances and Final Development Plan.
MacNeil Automotive, 510 Woodcreek Drive. Applicant: Kevin
Greyhill, MacNeil Automotive. Project No.: 403.08

PC 13.08 Approval of a Special Use Permit for a Planned Unit Development.
A-Orland Driving School, 301 S. Schmidt Road. Applicant: Dan
O'Connell, A-Orland Driving School. Project No.: 404.13

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 Fletcher adjourned the meeting at 8:37 p.m.

CHAIRMAN

APPROVED

SECRETARY