

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
April 4, 2012**

CALL TO ORDER

Chairman Cawthon called the meeting to order at 8:01 p.m., Wednesday, April 4, 2012.

ROLL CALL

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

Absent: None

Staff: Director of Community Development, Dennis Kowalczyk; Planner, Matt Eastman

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Vice Chair Rennels to approve Minutes of the March 7, 2012, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH SIGN VARIANCES. DIGITAL COMMUNITY IDENTIFICATION DISPLAY SIGN, NEC OF BOUGHTON ROAD AND JANES AVENUE. APPLICANT: ROD HURSH, IMPACT OUTDOOR, LLC. PROJECT NO.: 407.12

Motion Wright, second Campos to open the public hearing.

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

NAYS: None

ABSENT: None

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

Planner Matt Eastman presented the request. The applicant Rod Hursh, from Impact Outdoor, LLC is requesting approval of a Special Use Permit for a Planned Unit Development with Sign Variances. To allow a digital (LED) community identification display sign within the Village of Bolingbrook right-of-way on the northeast corner of Boughton Road and Janes Avenue. The proposed sign would include a seventy-two (72) square foot digital sign face that would stand no more than ten (10) feet high above grade. The proposed sign would be a benefit to the community for Amber Alerts,

Severe Weather Alerts, Emergency Announcements, and Local Advertising. In order to construct the sign as proposed, there are several variances being requested.

1. A Variance to allow an off-premise sign, as the sign would be used by Bolingbrook businesses for advertisement purposes. (A total of 8, 10 second ads in each rotation, and every 80 seconds ad rotation would repeat. No ad will have motion, and no ad would appear for less than 10 seconds)
2. A Variance to allow a non-governmental sign in the parkway, as the sign would be used for both Village of Bolingbrook and non-governmental purposes.
3. A Variance to allow the location of the sign as shown on the attached Survey Sketch.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development for the construction of a digital (LED) community identification display sign by Impact Outdoor, LLC with the following variances.

1. Allow an off-premise sign.
2. Allow a non-governmental sign in the right-of-way.
3. Allow an increase in sign size to seventy-two (72) square feet.
4. Allow the location of the sign as shown on the attached Survey Sketch.

Staff further recommends approval of a Special Use Permit for a Planned Unit Development subject to all terms and conditions of approval per License Agreement between the Village of Bolingbrook and Impact Outdoor, LLC (Resolution No. 12R-011).

DISCUSSION

Commissioner Wright questioned the orientation of the sign and how many signs are being proposed within the Village of Bolingbrook and their locations. Commissioner Campos asked what would be the costs to the Village of Bolingbrook for the sign and if the applicant had done this type of sign in other municipalities. Commissioner Schank asked if the sign would be bright and have flashing messages. Commissioner Rashid questioned if the sign would accommodate non-profit organizations.

Planner Matt Eastman, responded that the sign would be v-shaped, which then could be seen from all four (4) directions of traffic on Boughton Road and Janes Avenue. Mr. Eastman said that if the sign was received well by businesses than there may be others installed in the future. Mr. Eastman stated there would be no expenses to the Village of Bolingbrook for maintenance or installation. He also stated that the sign would not have flashing of any kind; he explained that when the advertisement would come up it would be a full advertisement for ten (10) seconds then slowly rotate to the next advertisement.

Rod Hursch, Naperville, IL, sworn. Mr. Hursch explained that the primary use of the sign would be for local businesses; however, the sign would also be available to national companies like Verizon Wireless and McDonald's, as well as business located out of Bolingbrook. He also stated they had received the necessary approvals to install similar signs within the City of Joliet. He further responded that non-profit organizations would also be able to use the sign, but that the details regarding fees or display area had not been finalized.

Commissioner Runge asked when and where the signs were installed in the City of Joliet. Commissioner Wright questioned when the sign would be installed.

Mr. Hursch stated they had approval from the City of Joliet to install up to twelve (12) signs of different sizes within the municipality, but that none had been installed yet. He said that the installation of the Bolingbrook sign is scheduled for the end of May or the beginning of June.

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:16 p.m.

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

AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, 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 Wright, second Campos to accept Plan Commission reports:

PC 12.11 Approval of a Special Use Permit for a Planned Unit Development. Nationwide Insurance, 728 E. Boughton Road. Applicant: Samantha Spinell, Mid-America Asset Management, Inc. Project No.: 405.12

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Cawthon asked the Director of Community Development if he could give a brief explanation of a Planned Unit Development, Final Development Plan, and Final Plat of Subdivision.

Mr. Kowalczyk stated that a Planned Unit Development was designed to be used when a project could not be handled by the Zoning Ordinance codes. He said it gives them flexibility with setbacks and parking spaces. He explained that a Final Development Plan is the ultimate plan for a particular piece of property. Whereas a Final Plat of Subdivision is a division of a larger parcel into smaller lots. He stated the Plat of Subdivision is mainly controlled by the state statutes, which is in our local ordinance. He further explained that there are certain provisions that would go into a plat such as block size, legal descriptions, and other information that would be necessary for the approval of the Board of Trustees and then recorded in the court house.

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 8:20 p.m.

CHAIRMAN

APPROVED

SECRETARY