

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
July 17, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, July 17, 2013.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, Calvin Wright, Chairman Fletcher

Absent: Commissioners J.D. Rhoades, Libby Runge, Rick Campos, Vice Chair Mary Rennels

Staff: Planning & Zoning Administrator, Nicole Knapp

Press: None

APPROVAL OF MINUTES

Motion Rashid, second Schank to approve Minutes of the June 19, 2013, 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. NWC OF WEBER ROAD AND
REMINGTON BOULEVARD. APPLICANT: ROD HURSH, IMPACT OUTDOOR, LLC.
PROJECT NO.: 415.13**

Motion Schank, second Rashid to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Runge, Campos, Vice Chair Rennels

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant, 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 at the northwest corner of Weber Road and Remington Boulevard. The proposed sign would include a 72 square foot digital sign face that would stand no more than 10 feet high above grade. The proposed sign would be a benefit to the entire community for Amber Alerts, Severe Weather Alerts, Emergency Announcement, 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.

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 increase the size of the sign to 72 square feet and 10 feet in height.
4. 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 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 Village of Bolingbrook and Impact Outdoor, LLC. (Resolution No. 12R-011)

DISCUSSION

Chairman Fletcher questioned the orientation of the sign, if the sign was v-shaped or single sided, and who controlled the messages. Commissioner Rashid asked how businesses could get messages on the sign. Commissioner Dombrow asked how often the grass and plantings around the sign would be maintained.

Ms. Knapp responded that the sign would not be v-shaped like the sign on Janes Avenue and Boughton Road, but instead would be single sided due to the size of the right-of-way and the orientation of the intersection. She further explained that the applicant currently would control the messages and that the Village of Bolingbrook Public Works Division would maintain the grass; however the applicant would install the landscape initially around the sign base.

Rod Hursh, Naperville, IL sworn. Mr. Hursh explained that they currently control the messages; however, it is possible in the future to give control to the Village of Bolingbrook for messages as Amber Alerts, Severe Weather, and community functions. Mr. Hursh further explained that they maintain the landscape material and weeds as needed.

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Runge, Campos, Vice Chair Rennels

Motion carried, public hearing closed 8:10 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Runge, Campos, Vice Chair Rennels

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Schank, second Wright to accept Plan Commission reports:

- PC 13.18 Approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development. 650 107th Street. Applicant: Paul Lombardo, Drew 6, LLC. Project No.: 413.13
- PC 13.19 Approval of a Special Use Permit for a Commercial Recreation Facility with Variances. Futsal Edge, 401 Remington Boulevard, Suite A. Applicant: Jim Ugarte. Project No.: 414.13
- 13.20 Approval of a Development Code Variance. Peterbilt, 535 E. South Frontage Road. Applicant: Paul Lombardo, Drew Enterprises. Project No.: 415.09

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Schank, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:14 p.m.

CHAIRMAN

APPROVED

SECRETARY