

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
September 5, 2012**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:01 p.m., Wednesday, September 5, 2012.

ROLL CALL

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

Absent: None

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

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Schank to approve Minutes of the August 15, 2012 meetings of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES. MACNEIL AUTOMOTIVE PRODUCTS, 510 WOODCREEK DRIVE. APPLICANT: KEVIN GREYHILL, MACNEIL AUTOMOTIVE/WEATHERTECH.

PROJECT NO.: 403.08

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

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

NAYS: None

ABSENT: None

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

Planning and Zoning Administrator, Nicole Knapp presented the request. The overall subject area is made up of two lots of record that comprise approximately 7.48 acres. Until recently the property consisted of a partially constructed (abandoned) building that in 2008 was previously approved to be The Fieldhouse (a commercial recreation facility for basketball and volleyball courts) and was recently purchased by MacNeil Real Estate Holdings, LLC. Currently the building is under construction in order for Weathertech to operate a 53,000 square foot office/warehouse with plans to build a 100,000 square foot expansion in 2013. This would be the third building Weathertech occupies in Bolingbrook.

The applicant is proposing to install a six hundred seventy-two (672) square foot, seventy-five (75) foot high, LED pole sign to be used as an on-premise Development Sign for purposes of advertising products offered and built by MacNeil Automotive Products only. In the I-1 zoning district, which the property is zoned, Advertising signs (aka billboards) are allowed, so long as

they do not exceed seven hundred (700) square feet in area, are not located within two thousand (2,000) feet of another Advertising Sign (on the same side of I-55), and are not located within nine hundred (900) feet of a property used for residential purposes. Since the applicant does not plan to use the sign as a true Advertising Sign (aka billboard) for purposes of off-premise advertisements, the sign becomes subject to the code restrictions associated with Development Signs. Development Signs (on-premise business identification signage) in Sign Zone 'A' located along the I-55 corridor cannot exceed one hundred fifty-five (155) square feet in area and seventy five (75) feet in height. As such, the applicant is requesting the associated variances in order to allow the proposed sign to be installed in the southern area of the subject site with visibility from I-55. Staff supports the variance as requested.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Unit Development to allow MacNeil Automotive Products/Weathertech to install an on-premise only Development Sign not to exceed six hundred seventy-two (672) square feet in area or seventy-five (75) feet in height on the property located at 510 Woodcreek Drive, subject to any necessary State of Illinois IDOT permit(s) being obtained prior to installation.

DISCUSSION

Chairman Fletcher asked for clarification on the size of the future addition and Commissioner Wright questioned if the sign would have flashing messages. Knapp responded that the future addition would be approximately one hundred thousand (100,000) square feet and that LED signs located within view or adjacent to I-55 must be static for a minimum of ten (10) seconds.

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing continued at 8:07 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES. TIM WALLACE LANDSCAPING SUPPLY, INC., 1481 W. BOUGHTON ROAD. APPLICANT: HENRY BOESCH, BOESCH CONSULTING ENGINEERS, INC. PROJECT NO.: 416.12

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:08 p.m.

Planner, Matt Eastman presented the request. The applicant is proposing to convert two (2) outdoor storage areas (open to the sky) into two (2) accessory buildings, which would be used to store materials associated with the landscaping business. The existing outdoor storage

areas, open to the sky, were allowed to remain in the existing locations as part of the Annexation Agreement from 1999. Additionally, the applicant is proposing to locate and convert a caboose into a carry-out restaurant with an outdoor dining area. Adequate parking for the proposed use is being provided on-site. The carry-out restaurant would have three (3) employees and the hours of operation for the carry-out restaurant would be 11:00 a.m. to 9:00 p.m., each day of the week and would be open to the public April 15th through November 1st.

The applicant requested the following:

1. A Special Use Permit to allow a carry-out restaurant.
2. A Special Use Permit to allow an outdoor dining area.
3. A Variance to reduce the side yard setback for an accessory structure.
4. A Variance to increase the height of an accessory structure.
5. A Variance to increase the overall size of an accessory structure.

Staff supports the Special Use Permit and Variances as requested.

RECOMMENDATION:

Staff recommends approval of a Special Use Permit for a Planned Commercial Development to allow for the construction of two (2) oversized accessory buildings and a carry-out restaurant within a railroad caboose, including an outdoor dining area, on the subject property located at 1481 W. Boughton Road with the following:

1. A Special Use Permit to allow a carry-out restaurant to be located at the northeast corner of the overall site, as shown on the attached plans submitted July 23, 2012.
2. A Special Use Permit to allow outdoor dining area to be located immediately north of the caboose, as shown on the attached plans submitted July 23, 2012.
3. A Variance to reduce the side yard setback for the northernmost accessory structure to two (2) feet, as shown on the attached plans submitted July 23, 2012.
4. A Variance to increase the height of two (2) accessory structures to thirteen (13) feet.
5. A Variance to increase the overall size of two (2) accessory structures to four hundred fifty-six (456) and one thousand one hundred seventy-two (1,172) square feet respectively, as shown on the attached plans submitted July 23, 2012.

DISCUSSION

Chairman Fletcher asked how far the Caboose and outdoor patio area would be setback off of the front property line, Commissioner Rashid questioned access, and Commissioner Wright asked if there was adequate parking. Eastman responded that the Caboose would be located sixty (60) feet south of the front/north property line and that he estimated that the outdoor dining patio area would be approximately thirty (30) to thirty-five (35) feet from the front property line. Eastman also responded that there is cross access with St. Francis Church and that since the ice cream shop located in the Caboose would be considered an accessory use, shared parking between the landscape business and ice cream business could share the approximate eight (8) spaces on site. Additionally, the applicant feels that the two different uses would be open at different times of the day. Commissioner Campos commented that he has visited the site and feels there is adequate parking for the small ice cream shop.

Motion Schank, second Campos to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing continued at 8:16 p.m.

Motion Rhoades, second Rashid to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: None

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT. INTEGRITY
DENTAL & ASSOCIATES, 276 S. WEBER ROAD. APPLICANT: ROBERT F. QUINN,
ATTORNEY. PROJECT NO.: 417.12**

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:17 p.m.

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant, is proposing to open a dentist office in a vacant 1,600 square foot tenant space within the Country Aire Commons Plaza located at the northeast corner of Lily Cache Lane and Weber Road. Access to the subject property is from Weber Road and Lily Cache Lane via common access drives located north and east of the subject site. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, medical and/or professional office uses are not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a dentist commonly known as Integrity Dental at 276 S. Weber Road. Per the applicant, they would have the following hours of operation: Monday through Friday 9:00 a.m. to 7:00 p.m., Saturday 9:00 a.m. to 3:00 p.m. and close on Sunday.

RECOMMENDATION:

Staff recommends approval of a Special Use Permit to allow a dental office located at 276 S. Weber Road, subject to:

1. The Special Use Permit for a Planned Unit Development to allow a dental office at the subject site expires seven (7) years following the date the Certificate of Occupancy is issued.
2. The applicant agrees to comply with both the conditions of the Special Use Permit and to the terms of the attached financial agreement dated August 28, 2012; understanding that the Certificate of Occupancy and/or Special Use Permit will be revoked if any conditions of approval are violated.

DISCUSSION

Chairman Fletcher asked if the subject space was previously occupied by Zales Jewelers. Knapp responded affirmatively.

Motion Runge, second Wright to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing continued at 8:18 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

None

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 8:20 p.m.

CHAIRMAN

APPROVED

SECRETARY