

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
August 16, 2017**

**CALL TO ORDER**

Chairman Schank called the meeting to order at 7:58 p.m., Wednesday, August 16, 2017.

**ROLL CALL**

Present: Commissioners Terri Bethune, Talat Rashid, Margaret Hegber, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Rick Campos, Vice Chair Seymoure Pritikin, Chairman Schank

Absent: None

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. LOT 7, SHOPPES OF WEBER ROAD, 714 S. WEBER ROAD. APPLICANT: DIPA PATEL, SAI BOLINGBROOK LLC SERIES B. PROJECT NO.: 418.17,**

Motion Rhoades, second Bethune to open the public hearing that was continued from July 19, 2017.

AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chair Schank

NAYS: None

ABSENT:

Motion carried, public hearing opened at 8:00 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is proposing approval of an Amendment to a Special Use Permit for a Planned Development with Variances in order to allow for the construction of an off-premise, larger development sign at 714 S. Weber Road. The Village Board of Trustees approved the original Annexation, Rezoning, and Special Use Permit for a Planned Unit Development with Variances and Concept Plan in February 2004, as well as an Amendment to the Special Use Permit for additional variances, Final Development Plan and Plat of Subdivision in July 2006. As part of the previous approvals, an off-premise sign and a second development sign approved by the Village shall be allowed on Lot 6, which is located just south of the subject lot. At this time, the applicant is requesting, in lieu of constructing an off-premise sign on Lot 6, a sign 16 feet in height and 100 square feet in sign text area, be allowed on Lot 7. Direct access is provided to the subject property via Weber Road. Per the Zoning Ordinance, ground mounted development signs located within Sign Zone "B", within 300 feet of residentially zoned and/or used property, shall not exceed 10 feet in height, 50 square feet in sign text area and shall be supported by a base that is both equal in width and depth to the frame of the sign itself. The applicant is proposing an off-premise monument sign, 16 feet in height and approximately 100 square feet in area,

which would remain a minimum of 10 feet from any drive aisle and/or property line on Lot 7 of Shoppes of Weber Road. Per the applicant, the request is being made to provide identification panels for the current and future business occupants of the buildings located on the far, east side of the Shoppes of Weber Road, as well as provide identification panels for the tenant(s) which will occupy the building to be constructed on Lot 7 in the future. Staff supports the variance as requested since the proposed sign is consistent with other similar monument signs located along Weber Road within the nearby commercial districts; also, due to the property being part of an Association with common ownership, which works together to maintain the viability of the entire development.

### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit to allow an off-premise, 16-foot monument sign, which is not to exceed 100 square feet in sign text area for Lot 7, Shoppes of Weber Road located at 714 S. Weber Road.

### **DISCUSSION**

Vice Chair Pritikin questioned if the sign would be illuminated. Commissioner Rhoades questioned if the undulating berm was two to five feet.

Mr. Eastman stated the sign would be a backlit LED sign, and that the applicant agrees not have the sign lit past 10:00 p.m.

Michael Gerber, Bolingbrook, IL, sworn. Mr. Gerber stated he lives across the street from this development; he said he wanted to thank the owner of the property because she has been very nice and helpful in the past with other concerns. He wanted clarification on the location of the sign. He said he had concerns because there is an existing berm approximately seven feet high and if a 20-foot sign is built on top of the berm the sign would be too high. He also asked if the sign would have a message board. He commented that message boards are now more like advertising signs and he did not agree that one should be allowed within 800 feet of residential area.

Mr. Eastman stated per code the sign has to be ten feet off the property line and ten feet off of a drive aisle in order to have a good line of sight. He said at this time they did not have an exact location on where the sign would be located and that the sign would not have a message board.

Sam Vanbruggen, Orland Park, IL, sworn. Mr. Vanbruggen stated he is the sign contractor. He said the berm is approximately four to five feet high and that the sign would be elevated. He went on to explain if the sign would be moved closer to the south it would cause the drive aisle and walkway to be too crowded. He reiterated that the sign would not have a message board.

Mr. Eastman stated that the berms were typically two and a half to three feet in height, but that at this location it was approximately four to five feet in height. He explained flashing signs are strictly prohibited, that messages have to be a minimum of three seconds before it switches advertising. He went on to say that per code, 60% of the 100 square feet of this sign could be an electric message board.

Dipa Patel, Shorewood, IL, sworn. Ms. Patel stated most of the businesses are doctor's offices and they need the sign for visibility. She explained this would not be an advertising sign, that in the future when Lot 5 and 6 are developed they would have zero visibility and the sign would help. She said it is necessary for the community not for advertising.

Motion Rashid, second Wright to close the public hearing.

AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chair Schank  
NAYS: None  
ABSENT: None  
Motion carried, public hearing closed 8:27 p.m.

Motion Vice Chair Pritikin, second Bethune to accept the recommendation of Planning Staff with the following conditions:

1. The LED monument sign will not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.
2. The use of a digital message board is prohibited within the approved monument sign.

AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Chair Schank  
NAYS: Vice Chair Pritikin  
ABSENT: None  
Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 17.18 Approval of an Amendment to a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 418.17

Motion Alexander-Basta, second Hegber to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

### **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DUPAGE MEDICAL GROUP (PRIMARY CARE), 145 N. WEBER ROAD. APPLICANT: DENNIS FINE, DUPAGE MEDICAL GROUP. PROJECT NO.: 421.17**

Motion Rhoades, second Bethune to open the public hearing.  
AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chair Schank  
NAYS: None  
ABSENT: None  
Motion carried, public hearing opened at 8:34 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development in order to allow a medical office at 145 N. Weber Road. The subject site comprises approximately 2.63 acres and is currently zoned B-2 Community Retail and is built with an approximate 17,500 square foot retail shopping plaza commonly known as The Landings. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a medical and/or professional office is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a primary care practice commonly known as DuPage Medical Group at 145 N. Weber Road. Per the applicant, the hours of operation would be Monday through Friday from 8:00 a.m. until 8:00 p.m. and 8:00 a.m. to 5:00 p.m. on Saturday. Per the applicant, once fully staffed, this site would have 4 providers and approximately 20 employees.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow DuPage Medical Group at 145 N. Weber Road.

**DISCUSSION**

Vice Chair Pritikin questioned the parking. Mr. Eastman stated there were no issues with parking; he said this property was over parked per code. He said code requires one stall for every 200 square feet of space.

Motion Rhoades, second Hegber to close the public hearing.

AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chair Schank

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:38 p.m.

Motion Alexander-Basta, second Rhoades to accept the recommendation of Planning

AYES: Commissioners Bethune, Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Chair Schank

NAYS: None

ABSENT: None

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 17.20 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 421.17

Motion Vice Chair Pritikin, second Alexander-Basta to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

Commissioner Rashid wanted to invite the community to the 26<sup>th</sup> annual Pakistani Fest, he said it attracts more than 10,000 people every year, that people come from all over the country and that it is record breaking in the United States. He said there would be booths with food, clothes, and jewelry. He also said there would be live music, that it is a free event and that it would take place from noon to 11:00 p.m. He went on to say that Bolingbrook is now sister cities with Sialkot in Pakistan.

Commissioner Alexander-Basta stated all Bolingbrook Events were posted on Facebook and

wanted to invite everyone to the Jubilee.

Vice Chair Pritikin stated with the new DuPage Medical Group office that passed in tonight's meeting would add an additional 20 jobs to Bolingbrook. He also invited everyone to Rocket Ice Arena for fall youth hockey tryouts which would take place the first week of September.

Commissioner Bethune wanted to congratulate the Citizens of the year, Rev. Calvin Quarles, Peggie McMillan, and Ron and Kathy Spindel.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman wanted to invite everyone to the Jubilee that was taking place from Friday to Sunday; he said there would many big bands.

**ADJOURNMENT**

Motion Alexander-Basta, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Schank adjourned the meeting at 8:44 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY