

REGULAR MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION MEETING  
HELD AT THE ROBERT J. HOMOLA  
MUNICIPAL BUILDING, DUPAGE COUNTY  
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON  
TUESDAY, FEBRUARY 5, 2019 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by  
Chairman Jaster at 6:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Flood, Coleman, Damato, Troiola, Vitacco  
and Chairman Jaster

Absent: None

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning  
Mr. M. Castaldo III - Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – NOVEMBER 7, 2018

Moved by Commissioner King, seconded by Commissioner Flood to approve the  
November 7, 2018 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

5. VILLAGE OF BLOOMINGDALE – FINAL SITE PLAN APPROVAL; FINAL SUBDIVISION APPROVAL; SPECIAL USE FOR FINAL PLANNED DEVELOPMENT APPROVAL WITH EXCEPTIONS - (FIRST HEARING) – 2018-105

The following exhibits were entered into the record.

Exhibit # 7 - Notice of Public Hearing, dated January 10, 2019

Exhibit # 8 - Affidavit of Compliance, dated February 4, 2019

Exhibit # 9 - Notice to Surrounding Property Owners  
(21) Notices Received, (1) Notice Not Received

Exhibit # 7 was entered into the record, which is the Notice of Public Hearing, dated January 10, 2019.

Exhibit # 8 was entered into the record which is the Affidavit of Compliance, dated February 24, 2019.

Exhibit # 9 was entered into the record, which is the Notice to Surrounding Property Owners with 21 Notices being received and 1 notice not being received.

The following people were sworn in for the record.

Mr. Jim Arneson - 5972 Executive Drive, #100, Madison, WI

Mr. Gascoigne stated that this came to the Commission for preliminary site plan and preliminary subdivision. The preliminary process is generally where the meat and potatoes happen. The purpose of final site plan and final subdivision is to allow the applicant to work through between the preliminary and the final to work with engineering to make sure that as they get into a lot of the final engineering documents, which are not generally presented, and from there, for the preliminary, that does not shift the building footprint a certain direction or change the site layout in any form that would require additional exceptions or otherwise. Nothing substantial has changed with the development that the Commission saw at the preliminary level; there were some minor modifications, which he is going to go through.

The applicant is requesting the construction of an approximately 250,000 square foot food market with a gas and lube center and a convenient store, as

well as an unattended gas station. The requests that are before them tonight are (1) a special use permit for the final planned development; (2) final site plan approval; (3) final subdivision and plat approval; and (4) amendments to the originally approved ordinance, which would allow exceptions to the Zoning Ordinance to allow three signs on the unattended gas station canopy with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each for a total of 81.5 square feet, as well as the same requests for the attended gas station; an exception to allow the ice storage bin outside of the gas/lube center, which is considered outdoor storage; an exception to allow propane storage outside the food market, which is considered outdoor storage; an exception to increase the originally approved box sign on the gas/lube center, to allow both signs to be 34.7 square feet, in lieu of the 16 square feet that was approved; and expansion of the existing special use, to allow for a remote diesel fuel dispenser located on the adjacent island of the gas/lube center.

Mr. Gascoigne stated that in regard to the sign requested for the attended and unattended gas station, part of the preliminary approval, he recommended approval for it and for part of his motion he put in there that the signs that were on there were for the unattended gas station and that is what was originally approved in the preliminary process. Those were actually intended to be on the attended gas station, and there was nothing proposed for the unattended gas station. They are now coming back and requesting basically the exact signage on the unattended canopy as well. They would both have the Woodman's logo as well as two gas prices.

The Commission may want to discuss this since the elevations for the control building were not part of the original approval; they were shown on the site plan so they approved them in concept, but the elevations were not prepared or ready for the last presentation. He showed these to the Commission.

Mr. Jim Arneson introduced himself to the Planning and Zoning Commission. His address is 5972 Executive Drive, #100, Madison, Wisconsin. He stated that Mr. Gascoigne has clearly stated everything.

Moved by Commissioner King, seconded by Commissioner Flood to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

No one came forward to address this hearing.

Moved by Commissioner King, seconded by Commissioner Flood to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following zoning permission or relief in connection with a petition submitted by Woodman's Food Market, for 19.25 acres of property within the Stratford Planned Development, and their plans to construct an approximately 250,000 square foot grocery store, with two free-standing fueling stations (one containing 3 bays for gas/lube service and a convenient store, and another that is unattended), as well as a free-standing, 2-bay carwash, generally contained on the former Macy's site, subject to the following approvals and exceptions: (1) a special use permit for a Final Planned Development; (2) final site plan approval; (3) final subdivision/plat approval; (4) amendments to Ordinance No. 2018-36 to allow: (a) exceptions to the Zoning Ordinance to allow three (3) signs on the unattended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet; (b) exceptions to the Zoning Ordinance to allow three (3) signs on the attended gas station canopy, with the business identification sign being 33.5 square feet and the two price signs being 24 square feet each, for a total of 81.5 square feet; (c) exception to allow an ice storage bin outside of the gas/lube center, which is considered outdoor storage; (d) exception to increase the originally approved box sign on the gas/lube center, to allow both signs to be 34.7 square feet, in lieu of the 16 square feet that was approved; (e) exception to allow propane storage outside of the food market, which is considered outdoor storage; and (f) expansion of the existing special use, to allow for a remote diesel fuel dispenser located on the adjacent island of the gas/lube center. The recommendation of approval made hereby shall be and is hereby made subject to the following conditions: (1) the petitioner shall comply with all of the recommendations of the Engineering Division in their memorandum, dated January 31, 2019; and (2) the petitioner shall comply

with the recommendations of the Fire Protection District in their memorandum, dated January 9, 2019.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

Indian Lakes may be heard in late March or early April 2019.

Texas Roadhouse should begin building soon.

Golden Corral will be opening in mid-Spring.

10. CITIZENS TO BE HEARD

Moved by Commissioner King, seconded by Commissioner Coleman to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

No one came forward to address this hearing.

Moved by Commissioner King, seconded by Commissioner Coleman to closed the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

11. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner King to adjourn the February 5, 2019 Planning and Zoning Commission meeting at 6:23 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Respectfully Submitted,

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Sandra Aronson, Recording Secretary  
of the Planning and Zoning Commission