

AGENDA
BOLINGBROOK PLAN COMMISSION

February 18, 2009

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.
2. ROLL CALL: Vice Chair: Mary Rennels
Commissioners: Rick Campos, Ronald Elliott
Greg Jacobs, Talat Rashid, J.D. Rhoades
Libby Runge and Calvin Wright
3. APPROVAL OF MINUTES: February 4, 2009
4. PUBLIC HEARINGS: Special Use Permit for Extended Hours of Operation
Qdoba Mexican Grill – 1246 W. Boughton Road
Applicant: Qdoba Mexican Grill
Project No.: 401.09
Staff Presenter: Matt Eastman

Special Use Permit for a Planned Commercial Development with
Variances and Final Development Plan
Oak Square East – 550-554 W. Boughton Road
Applicant: Geopool Engineering Inc.
Project No.: 415.06
Staff Presenter: Matt Eastman

Special Use Permit for a Planned Residential Development with
Variances and Final Development Plan
Fountaindale Public Library – 300 W. Briarcliff Road
Applicant: Nagle-Hartray-Kanker-Kagan-McKay-Penny Architects
Project No.: 433.08
Staff Presenter: Matt Eastman
5. NEW BUSINESS: Development Code Variances
Infinite Self Storage – 296 N. Weber Road
Applicant: Herman & Kittle Properties, Inc.
Project No.: 418.97
Staff Presenter: Tom Pawlowicz
6. OLD BUSINESS:
7. APPROVAL OF PLAN
COMMISSION REPORTS: PC09.04 Approval of a Special Use Permit for Outdoor
Dining with a Variance – Applicant: Qdoba Mexican Grill
Project No.: 401.09

PC09.05 Approval of a Special Use Permit for a Commercial
Recreation Facility – Jump Zone. Applicant: Combined
Development Services, Inc. Project No.: 402.09
8. CITIZENS TO BE HEARD:
9. CHAIR'S REPORT:
10. COMMISSIONER'S REPORT:
11. PLANNING DEPARTMENT REPORT:
12. ADJOURNMENT:

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 18, 2009**

CALL TO ORDER

Chairman Robert Cawthon, Jr. called the meeting to order at 8:02 p.m., Wednesday, February 18, 2009.

ROLL CALL

Present: Commissioners Greg Jacobs, Talat Rashid, J. D. Rhoades, Ronald Elliott, Calvin Wright, Rick Campos, Libby Runge, Vice Chair Mary Rennels, Chairman Robert Cawthon, Jr.

Absent: None

Staff: Director of Community Development, Dennis Kowalczyk; Planner, Matt Eastman; Assistant Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Rashid to approve Minutes of the February 4, 2009, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION—QDOBA MEXICAN GRILL, 1246 W. BOUGHTON ROAD, APPLICANT: QDOBA MEXICAN GRILL, PROJECT NO. 401.08

Motion Rennels, second Wright to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:03 p.m.

Planner, Matt Eastman, presented the request for a Special Use Permit to allow a restaurant with hours beyond 10:00 p.m. The subject site is located in Two Rivers Plaza and is zoned B-2 Community Retail. The Special Use Permit approved on February 4, 2009, included a parking variance and an outdoor dining area. At this time, the applicant is requesting a Special Use Permit to allow Qdoba Mexican Grill to remain open to

11:00 p.m. on Fridays and Saturdays only. The requested hours of operation are consistent with a few other restaurants at the Boughton/Weber intersection.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Qdoba Mexican Grill located at 1246 W. Boughton Road to remain open to 11:00 p.m. on Fridays and Saturdays only.

DISCUSSION

None

Motion Runge, second Elliott to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed at 8:05 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN—OAK SQUARE EAST, 550-554 W. BOUGHTON ROAD, APPLICANT: GEOPOOL ENGINEERING INC., PROJECT NO. 415.06

Motion Rennels, second Wright to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:06 p.m.

Planner, Matt Eastman, presented the request which, if approved, would allow construction of two multi-tenant retail buildings on one zoning lot. The property comprises approximately 2.7 acres, and is currently vacant. In July, 2006, the property was rezoned from E-R Estate Residential to B-2 Community Retail.

The proposed site plan illustrates two multi-tenant retail buildings. An 8,000 square foot building would be oriented in an east-west direction, and a 14,000 square foot building would be oriented in a north-south direction. Access to the site would be provided from one access drive off of Boughton Road. A cross-access to the property would be located at the west end of each drive aisle on the site. The development would require one hundred ten (110) parking stalls, and the applicant is proposing one hundred fifty (150) stalls. Per the applicant thirty-six (36) stalls would be allocated to the future

development commonly known as Oak Square West through a shared parking agreement. In order to ensure adequate parking onsite that can also support development of the property to the west, the applicant has an understanding that the project as proposed would not be able to support a mixture of both retail and restaurant uses due to insufficient parking. A berm including an irrigation system and landscape material would be provided along the entire Boughton Road frontage. One ground sign not exceeding ten (10) feet in height and fifty (50) square feet in area would be allowed as the property is located within three hundred (300) feet of residentially zoned properties.

The applicant has requested four (4) variances from the Zoning Ordinance in order to develop the property in accordance with the proposed site plan.

The Zoning Ordinance permits only one principle structure per lot of record. The applicant is proposing to construct two buildings on one lot. Staff supports the variance as requested since the proposed buildings are part of a unified development for overall maintenance.

The required side yard setback along the west property line is ten (10) feet. The applicant is requesting a setback of zero (0) feet for the majority of the west property line. Per the proposed site plan, the required side yard setback would be met within the southernmost thirty (30) feet of the property, immediately west of the western building, and within the northernmost twenty (20) feet of the property. Staff supports the variance in order to create a unified development with the future Oak Square West development and since the required islands at the end of each parking row meet or exceed the minimum island width.

The applicant is requesting to reduce the minimum transitional yard setback from sixty (60) feet to taper from twenty (20) feet to thirteen (13) feet along the north property line. Staff supports this request since the proposed location of the building would provide a better line of sight for the streetscape along Boughton Road, and the property to the north is heavily wooded.

The required number of plant units within the transitional yard is two hundred twenty-four. The applicant is proposing one hundred eighty-seven (187) plant units. Staff supports the variance since the applicant is proposing to install the maximum number of plant units which could realistically be maintained within the reduced setback. The proposed landscaping would provide adequate screening between the subject property and the property to the north.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development, commonly known as Oak Square East, to allow two (2) multi-tenant retail buildings located at 550-554 W. Boughton Road with the following:

1. A Variance to allow two (2) buildings on one zoning lot, subject to the buildings being built with identical building materials and colors, and subject to any awning feature used on each building being one consistent color with no sign text.

2. A Variance to reduce the west side yard setback to zero feet.
3. A Variance to reduce the minimum transitional yard setback to thirteen (13) feet.
4. A Variance to reduce the number of plant units within the north transitional yard to one hundred eighty-seven (187) plant units.

Staff recommends approval of a Final Development Plan, subject to:

- a. All of staff's comments from the plans submitted on December 10, 2008, being addressed.
- b. The approval from the Director of Public Works and Engineering and the Director of Community Development.

DISCUSSION

Commissioner Elliott questioned the refuse removal provisions for the east building. Planner Eastman said there would be one shared refuse site.

Sam Silva, Silva Construction, 540 W. Boughton Road, Bolingbrook, sworn. Silva questioned the building materials. Director Kowalczyk said stone would be used.

Rita Kosla, 532 Pontiac Lane, Bolingbrook, sworn. Kosla expressed concern about the hours of operation and traffic. Director Kowalczyk answered there will be no restaurants, and businesses will have to comply with local codes including closing at 10:00 p.m.

Motion Rennels, second Campos to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed at 8:19 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN—FOUNTAINDALE PUBLIC LIBRARY, 300 W. BRIARCLIFF ROAD, APPLICANT: NAGLE-HARTRAY-DANKER-KAGAN-MCKAY-PENNY ARCHITECTS, PROJECT NO. 433.08

Motion Wright, second Jacobs to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:20 p.m.

The applicant is requesting approval of a Special Use Permit for a Planned Residential Development with Variances and Final Development Plan in order to demolish the existing Fountaindale Public Library and construct a new library on the subject site. The overall property comprises approximately 4.75 acres and is zoned Single Family Residential. The existing library will remain open during construction of the new library.

The proposed three-story building would be approximately 110,913 square feet including a basement area. Access would be provided from Briarcliff Road and Delaware Drive. A dedicated Fire Lane is also proposed along a portion of the west side of the property. One hundred eleven (111) parking stalls would be required. The applicant is proposing one hundred fifty-three (153) stalls.

A berm with landscape material and an irrigation system would be provided along Briarcliff Road; however, a berm with landscape material and irrigation is not planned along Delaware Drive. Off-site detention would be provided.

One (1) ground sign not exceeding ten (10) feet in height or fifty (50) square feet in area would be allowed. A ground mounted monument sign west of the southern access lane along Briarcliff Road is being proposed. Wall signs would be permitted along the south and east elevations of the building.

The following variances are requested:

1. A variance to increase the maximum structure height from thirty-five (35) feet to sixty-six (66) feet in height at peak level is being requested. The library staff intends to occupy the existing building until the proposed library is complete thus limiting the buildable area on the site. Staff supports the variance since the proposed location of the new library is as far west from any residential properties and the intersection of Delaware Drive and Briarcliff Road as possible.
2. The Zoning Ordinance requires a minimum area devoted to green open space and landscaping to be equal to fifty (50) percent of the gross area of the site. The applicant is asking to reduce the open space from fifty (50) percent to thirty-five (35) percent. Green roofs on the building would increase the open space calculation to fifty-three (53) percent; however, that is not the intent of the code. Staff supports the variance since the retention pond at Meyer Park has surplus capacity to handle the library's stormwater runoff.
3. The applicant is requesting to reduce the minimum front yard setback for pavement only from thirty-five (35) feet to twenty-four (24) feet along a small portion of Briarcliff Road. Staff supports the variance as none of the parking stalls would be located in the required setback. Only the drive aisle into the parking lot would encroach into the setback. A berm and landscape material would be provided in the reduced setback.
4. A berm including sod, an irrigation system, and a mixture of trees and shrubs is required in all corner side yards. In order to preserve the existing trees in the corner side yard and preserve the natural setting of the site along Delaware Drive, the applicant is requesting not to install the berm and irrigation system.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Residential Development to allow for the construction of the new Fountaindale Public Library located at 300 W. Briarcliff Road with the following:

1. A Variance to increase the maximum height for a structure to sixty-six (66) feet.
2. A Variance to reduce the minimum open space to thirty-five (35) percent.
3. A Variance to reduce the front yard setback along Briarcliff Road to twenty-four (24) feet for pavement only.
4. A Variance to reduce the west yard setback to twenty (20) feet for the structure and zero (0) feet for the pavement of the fire lane only, subject to all required plant material for the west yard being installed to the north and/or south of the fire lane.
5. A Variance to reduce the north yard setback to ten (10) feet for pavement only, subject to all required plant material being installed.
6. A Variance to waive the requirement to install a berm and irrigation system within the corner side yard along Delaware Drive.

Staff recommends approval of a Final Development Plan subject to:

1. All of Staff's comments from the plans submitted on January 16, 2009, being addressed.
2. Approval from the Director of Public Works and Engineering and the Director of Community Development.

DISCUSSION

Commissioners questions and concerns were is the Delaware entrance one or two-way, is there only one entrance into the building, how long will it take to complete, how does this plan compare with the plan that was shown in the library, what is the traffic flow for drop-off, are there any usage figures, will it meet ADA standards?

Planner Eastman said the Delaware entrance will be two-way. The Briarcliff entrance will be right-in, right-out. During construction the only entrance will be from Delaware. Drop off will be on the north side of the library.

Don McKay, 30 W. Monroe Street, Chicago, sworn. McKay is the architect for the library. McKay said the plan before the Commission tonight has not changed substantially from the plan shown in the library. Most of the modifications have been made to maximize parking and to preserve the mature trees on the site. Vice Chair Rennels said she recalled the front elevation being different. McKay said the elevations are substantially the same; buckskin colored brick and a lot of lumber is being used in keeping with a park-like setting. Regarding library usage, McKay said he could not give a direct answer, but most libraries being built now are about double the size of the libraries being replaced. New libraries are being built to accommodate computers and multi-media. The total project will be finished in approximately two years.

Karen Anderson, Fountaindale Library, sworn. Ms. Anderson is the former library director and spoke on behalf of the newly appointed director. She said there is currently

no space for new items, study rooms, or patrons to meet. Space is needed for computers. The new building will be wireless to accommodate patrons using their personal laptop computers. Ebooks can be downloaded. There is space available for a café. The goal is to stay open throughout construction; however, if safety problems develop, it might be necessary to close for a short time. In that event, library users could use the Romeoville Library or the Bookmobile. There will not be a bookmobile garage. Ms. Anderson said there is a rule of thumb that for every person in a community one square foot of space is needed in a library.

Don McKay returned and said LEED Silver Certification is being sought for the building. There will be a green roof, and the north side of the building will be terraced down to break down the scale on the park side of the building. When you are in the building looking out, that will probably be the most noticeable element. The remainder of the green building effort relates to the mechanical system, the lighting design, and things of that nature. McKay gave a short synopsis of the LEED program. There is a possibility the building might achieve LEED Gold Certification. The building will meet accessibility standards. The entrance to the front of the building will not require a wheelchair ramp; there will be two passenger elevators centrally located. Karen Anderson said they met with local people involved with ADA standards, and they were very impressed with the design. Anderson said a library card from any Illinois Library can be used at the Bolingbrook Fountaindale Library.

Motion Jacobs, second Wright to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed at 8:55 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

NEW BUSINESS

DEVELOPMENT CODE VARIANCES—INFINITE SELF STORAGE—296 N. WEBER ROAD, APPLICANT: HERMAN & KITTLE PROPERTIES, INC., PROJECT NO. 418.97

Assistant Village Engineer, Tom Pawlowicz, said the developer is requesting the variances due to pole mounted lights being damaged by vehicles. If approved, site lighting would be mounted on the storage buildings. The cost of light poles and concrete bases would be eliminated; there would be less damage to vehicles, and less light “trespass” onto adjacent properties as the buildings block the view of the proposed site lighting.

Since the buildings are all one-story, this limits the height of the proposed light fixtures necessitating two variances from the Development Code.

The Development Code requires a minimum light level of no less than 0.4 footcandles. The applicant is requesting to reduce the minimum light level from 0.4 to 0.00 along the pavement on the north edge of the site, which is away from the proposed buildings.

The second variance is to reduce the average to minimum light level ratio. The required average to minimum light level must be less than or equal to a 6:1 ratio. Since the minimum level is zero, the ratio cannot be calculated; however, it exceeds 6 to 1.

The developer has agreed to replace five existing light fixtures that are visible from Weber Road and the proposed adjacent senior living facility that do not meet the current Ordinance with a style that does meet current requirements.

RECOMMENDATION

Staff recommends approval of the requested Development Code Variances for the property known as 296 N. Weber Road.

DISCUSSION

None

Motion Rhoades, second Elliott to accept the recommendation of Engineering staff.

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

NAYS: None

ABSENT: None

Motion carried.

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rhoades, second Jacobs to accept Plan Commission reports:

PC 09.04 Approval of a Special Use Permit for Outdoor Dining with a Variance,
Applicant: Qdoba Mexican Grill, Project No. 418.97

PC 09.05 Approval of a Special Use Permit for a Commercial Recreation Facility—
Jump Zone, Applicant: Combined Development Services, Inc., Project No.
402.09

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rennels, second Runge to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Robert Cawthon, Jr. adjourned the meeting at 9:01 p.m.

CHAIRMAN

APPROVED

SECRETARY