

AGENDA
BOLINGBROOK PLAN COMMISSION
February 3, 2010

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: November 18, 2009
4. PUBLIC HEARINGS: Special Use Permit for a Planned Commercial Development
with Variances, Final Development Plan, and Final Plat of
Subdivision, Northeast Corner of Boughton & I-355
Boughton Woodward Commercial Center
Applicant: Gallagher & Henry
Project No. 439.07
Staff Presenter: Nicole Knapp

Special Use Permit for a Planned Commercial Development
with Variances and Final Development Plan, 830 E. Boughton
Road/COSTCO Wholesale
Applicant: TJ Design Strategies, Ltd.
Project No. 417.09
Staff Presenter: Nicole Knapp

Text Amendment to the Zoning Ordinance Articles 5, 6, and 15
Applicant: Bolingbrook Community Development Department
Project No. 420.09
Staff Presenter: Nicole Knapp
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN
COMMISSION REPORTS: PC 09.31 Approval of a Special Use Permit to Allow a
School—Furqaan Academy, 519 E. Briarcliff Road, Applicant:
Crescent Engineering Consultants, P.C., Project No. 418.09
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 3, 2010**

CALL TO ORDER

Vice Chairman, Mary Rennels called the meeting to order at 8:04 p.m., Wednesday, February 3, 2010.

ROLL CALL

Present: Commissioners Greg Jacobs, Talat Rashid, Ronald Elliott, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: Chairman Robert Cawthon Jr.

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

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Runge to approve Minutes of the November 18, 2009, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND FINAL PLAT OF SUBDIVISION, NORTHEAST CORNER OF BOUGHTON AND I-355, BOUGHTON WOODWARD COMMERCIAL CENTER, APPLICANT: GALLAGHER & HENRY, PROJECT NO. 439.07

Motion Wright, second Jacobs to open the public hearing.

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

NAYS: None

ABSENT: Chairman Cawthon

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

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant wishes to build a seven (7) lot Commercial Development, including common drive aisle, access, storm water detention, and landscape material. The entire development will be approximately thirty three (33) acres at the northeast corner of Boughton Road and I-355. Approximately fourteen (14) acres of the property is located within the Village of Woodridge. The site will have access from Boughton Road and Woodward Avenue. The applicant would be responsible for public sidewalks, parkway trees, berms, and landscape material along Boughton Road. The landscape along Woodward Avenue would follow the Village of Woodridge regulations. The applicant is proposing a seven (7) lot subdivision. Lot 1 is approximately one and one-half (1.5) acres, and Lot 4 is approximately five and one-half (5.5) acres both within the Village of Woodridge, which will be reviewed and approved by the Village of Woodridge and used for future commercial development. Lot 2 is one and one-half (1.5) acres, and Lot 3 is roughly one (1) acre which will be outlots within the Village of Bolingbrook, used for future commercial development. Lot 5 is the largest lot which is fifteen and eight tenths (15.8) acres and will be used for future commercial development for a Costco Warehouse. Lot six (6) has been slated for detention and is six and one-half (6.5) acres in size. Lot 7 is one and three-tenths (1.3) acres and will be created for drive aisles.

Three variances have been requested. The first variance is to reduce the required front yard setback along Boughton Road, and relocate the landscape material off premise. The land is currently part of the Tollway Access Control. It is staffs' understanding this area would be dedicated to the Village of Bolingbrook, and in turn the Village would dedicate the land to the applicant, increasing the depth in a north-south direction for both Lots 2 and 3.

The second variance is to reduce the minimum lot width of Lot 7 to twenty-four (24) feet. Lot 7 would be created as a common two-way drive aisle for the entire development. Since Lot 7 would be created as a common two-way drive aisle for the entire development. The lot would increase in width to approximately nine-five (95) feet near the entrance from Boughton Road.

The third variance requested is to allow a lot with no frontage onto a dedicated street. Per the proposed plan, Lot 5 would not have frontage on Boughton Road or Woodward Avenue. Staff supports the variance as the proposed use would be part of a unified development for overall maintenance.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development to allow a seven (7) lot commercial development commonly known as Boughton Woodward Commercial Center to be located at the northeast corner of Boughton Road and I-355.

DISCUSSION

Commissioner Elliott questioned if the land would go back to road use. Engineer Pawlowicz said the land by tollway would be needed to widen the right-of-way for Boughton Road. Would be improved to three (3) lanes to Woodward Avenue, and a permanent traffic signal would be added. The surplus land would be deeded to Gallagher & Henry.

Motion Wright, second Jacobs to close the public hearing.

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried, public hearing closed at 8:14 p.m.

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

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN, 830 E. BOUGHTON ROAD/COSTCO WHOLESALE, APPLICANT: TJ DESIGN STRATEGIES, LTD., PROJECT NO. 417.09

Motion Runge, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried, public hearing opened at 8:15 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant wishes to construct a 149,000 square foot Costco Wholesale and gasoline station at 830 E. Boughton Road on Lot 5 of Boughton Woodward Commercial Center. The property is zoned industrial and currently undeveloped. Access to the site is provided from Boughton Road and Woodward Avenue. The parking requirement for this size of development is seven hundred and forty-nine (749) parking spaces. The

applicant is proposing seven hundred and fifty two (752) parking spaces. Hours of operation are Monday through Friday from 10:00 a.m. to 8:30p.m., Saturday 9:30 a.m. to 6:00 p.m., and Sunday 10:00 a.m. to 6:00 p.m. The gas station hours will be Monday thru Friday from 6:00 a.m to 9:00 p.m., and Saturday and Sunday from 6:00 a.m. to 7:00 p.m.

The first Special Use Permit requested by the applicant is for the Gas/Service Station which includes a canopy and twelve (12) fuel pumps. Staff supports the use because it will serve members only. The second Special Use Permit is for a 5,900 square foot tire service station which will be located on the eastern side of the building. Staff supports this because the hours coincide with the store hours, and would be available to members only.

The next variance requested is to shorten the length or eliminate the curbed planting islands at the end of the parking row. The applicant is requesting to reduce the length of one (1) parking aisle, which is adjacent to the loading dock, eliminate the curbed planting islands in multiple locations, and eliminate one (1) island located near the southwest corner of the truck dock.

The next variance is to allow a wall sign on the north building elevation, rather than the west elevation. Staff supports relocation of the sign from the west to the north elevation subject to no wall sign text being placed on the west elevation in the future.

The last variance is to install halide lighting under the gas station canopy only, rather than high pressure sodium lighting. Staff supports the variance.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development to allow the construction of Costco Wholesale along with a gasoline service station located at 830 E. Boughton Road with the following:

1. A Special Use Permit to allow for a gasoline service station, subject to the hours of operation being no later than one (1) hour after the main store closes.
2. A Special Use Permit to allow a tire service station, subject to the hours of operation coinciding with the hours of operation for the main store.
3. A Variance to reduce the length of one (1) parking island located near the loading dock, eliminate multiple curbed parking islands north of the north side of the building, and eliminate one (1) parking island near the southwest corner of the loading dock.
4. A Variance to allow signage on the north elevation, subject to no wall signs being allowed on the west elevation in the future.
5. A Variance to install metal halide lighting under the gas station canopy only.

Staff recommends approval of a Final Development Plan subject to:

1. All of Staff's comments from the plans submitted on January 20, 2010, being addressed.
2. Approval from the Director of Public Works and Engineering and the Director of Community Development.

DISCUSSION

Commissioner Elliott questioned if the signage meets code. Ms. Knapp answered all signs are undersized and meet the code, she also stated that a monument sign may be requested in the future. Vice Chair Rennels asked about the metal halide lights under the canopy for the gas station. Engineer Pawlowicz stated that they recommend high pressure sodium light, but owners would rather have the metal halide lights for security purposes.

Motion Jacobs, second Rashid to close the public hearing.

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried, public hearing closed at 8:21 p.m.

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

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried.

TEXT AMENDMENT TO THE ZONING ORDINANCE ARTICLES 5, 6, AND 15, APPLICANT: VILLAGE OF BOLINGBROOK, COMMUNITY DEVELOPMENT DEPARTMENT, PROJECT NO. 420.09

Motion Rhoades, second Runge to open the public hearing.

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried, public hearing opened at 8:23 p.m.

Vice Chair Rennels asked for a motion to continue the Public Hearing to the March 3, 2010, meeting of the Plan Commission.

Motion Jacobs, second Campos to continue the public hearing to the March 3, 2010, meeting of the Plan Commission.

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

NAYS: None

ABSENT: Chairman Cawthon

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rhoades, second Wright to accept Plan Commission report:

PC 09.31 Approval of a Special Use Permit to Allow a School – Furqaan Academy, 519 E. Briarcliff Road, Applicant: Crescent Engineering Consultants, P.C.
Project No. 418.09

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Vice Chairman Mary Rennels adjourned the meeting at 8:25 p.m.

CHAIRMAN

APPROVED

SECRETARY