

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
January 16, 2013**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, January 16, 2013.

**ROLL CALL**

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

Absent: None

Staff: Director of Community Development, Dennis Kowalczyk; Planning & Zoning Administrator, Nicole Knapp;

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES. RR DONNELLEY, 1000 WINDHAM PARKWAY. APPLICANT: TAMMY SULLIVAN, NAI HIFFMAN. PROJECT NO.: 449.03**

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Industrial Development with Variances to reduce the open space requirement in order to modify the existing automobile parking configuration located at 1000 Windham Parkway. The subject property consists of approximately thirty-two (32) acres, is zoned I-1 Limited Industrial and consist of a six hundred twenty-nine thousand one hundred fifty-five (629,155) square foot office/warehouse building, associated truck docks and automobile parking. When the site was originally developed and built upon in 2004 the subject site was approximately fifty-five (55) acres in size. In May 2006 the Village Board of Trustees approved a Final Plat of Subdivision that allowed the fifty-five (55) acre lot to be subdivided into three (3) lots of record. A seven and three hundredths (7.3) acre lot was created east of Windham Parkway cul-de-sac for future development and a twelve and eight hundredths (12.8) acre lot was created surrounding the current subject site on both the north and east sides in order to protect the wetlands. This Plat of Subdivision also included the necessary right-of-way

dedications for the Windham Parkway cul-de-sac located immediately east of the subject site. By virtue of the said Plat of Subdivision, the open space on the current subject site was reduced from twenty percent (20%) to ten and one hundredths percent (10.1%). At this time the applicant is proposing to modify the automobile parking configuration to accommodate an additional forty-nine (49) parking stalls, further reducing the open space to nine and seven hundredths percent (9.7%), thereby needing a variance from the Zoning Ordinance. Staff supports the variance as requested, since the applicant has provided a letter from the Village of Romeoville dated April 16, 2012, stating that adequate stormwater management has been provided in order to accommodate the proposed changes to the site.

### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for Planned Industrial Development at 1000 Windham Parkway in order to reduce the open space requirement to nine and seven hundredths percent (9.7%), subject to the review and approval from the Director of Public Works and Engineering and the Director of Community Development.

### **DISCUSSION**

Chairman Fletcher asked for confirmation that all the proposed parking spaces would be for passenger vehicles only and not for additional truck parking and/or docks. Ms. Knapp responded affirmatively.

Motion Rhoades, second Runge to close the public hearing.

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

NAYS: None

ABSENT: None

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

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

AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, 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**

Motion Vice Chair Rennels, second Rhoades to accept Plan Commission reports:

PC 12.33 Approval of an Amendment to the text of Article 4, Part 2 of the Zoning Ordinance addressing Off Track Betting Establishment. Applicant: Community Development Department. Project No.: 422.12

PC 12.34 Approval of a Special Use Permit to allow an Off Track Betting Establishment. Hawthorne OTB, 730 N. Bolingbrook Drive. Applicant: Jeff Kras, Hawthorne Race Course, Inc. Project No.: 421.12

PC 12.35 Approval of a Special Use Permit for a Planned Unit Development. Lily Cache Business Park, Unit #8 151, 159, 165 & 179 Fernwood Drive and 1 Brookside Court. Applicant: Lily Cache Office Company, LLC. Project No.: 424.12

Voice Vote: Unanimous.  
Motion carried.

**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 8:13 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY