

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
January 21, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:03 p.m., Wednesday, January 21, 2015.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, J.D. Rhoades, Calvin Wright, Mary Alexander-Basta, Rick Campos, Vice Chair Seymoure Pritikin, Chairman Fletcher

Absent: None

Staff: Planner, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Schank to approve Minutes of the December 3, 2014, 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. JET BRITE CAR WASH, 549 E. BOUGHTON ROAD JET BRITE SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14

Motion Rhoades, second Schank to open the public hearing continued from November 19, 2014.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: None

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

Planner, Matt Eastman, stated that the Village of Bolingbrook ordered a traffic study, which had not been completed; so, they were requesting a continuance to the February 18, 2015 Plan Commission meeting.

Motion Rhoades, second Campos to continue the public hearing to February 18, 2015.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: None

Motion carried, public hearing continued 8:06 p.m.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN. BOLINGBROOK FOOD MART & GASOLINE SERVICE STATION, 419 S. JOLIET ROAD. APPLICANT: SUHAS PATEL. PROJECT NO.: 428.14

Motion Rhoades, second Schank to open the public hearing continued from December 3, 2014.
AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Fletcher
NAYS: None
ABSENT: None
Motion carried, public hearing opened at 8:07 p.m.

Planner, Matt Eastman, presented the request. The applicant is requesting approval of a Concept Plan, and a Special Use Permit for a Planned Commercial Development with Variances in order to construct a 24-hour convenience store and gasoline service station, including a carry-out restaurant and drive-thru window/lane at 419 S. Joliet Road. The subject site is currently undeveloped, generally slopes to the northeast, and is encompassed with a 24 foot wide Rail Road Easement along the entire span of the west property line. The overall subject area comprises approximately 2.8 acres of land, is zoned I-1 Limited Industrial. The applicant is proposing to develop a 6,150 square foot convenience store, including a 1,580 square foot sit-down restaurant, a 1,580 square foot carry-out restaurant with a drive-thru window/lane and a gasoline service station consisting of 10 fuel pumps located under a large canopy. Additionally, five diesel fuel-pumps for trucks would be located on the north side of the site. Access to the proposed development would be provided from one right-in right-out off of Joliet Road to the east and one direct point of access off of Internationale Drive to the west. Automobile parking spaces would be provided along the south and east sides of the building as well as in the far northeast corner of the site. There would be no truck parking provided on site. A public sidewalk and other required parkway improvements would be provided along Internationale Drive; however, given the limitations of the site and taking into consideration the lack of parkway improvements on surrounding properties along Joliet Road, no parkway improvements along Joliet Road, other than the required trees, are being proposed. Based on the orientation and design of the building, wall signage would be permitted on the east and south elevations of the convenience store building and one ground sign meeting the regulations under Sign Zone "A" would be permitted in either the front or corner side yard. All required landscaping, including a berm and irrigation system along Internationale Drive would be installed per the Zoning Ordinance requirements; however, due to the site constraints a full three foot high berm cannot be achieved along Joliet Road. Detention would be provided via an offsite pond to the west, which is owned and maintained as part of the Corporate Crossing development.

To develop the property in accordance, the applicant is requesting the following from the Zoning Ordinance and Development Code:

A Special Use Permit to allow a 24-hour gasoline service station, including associated convenience store, carry-out restaurant and drive-thru window/lane. Given the proximity to I-355 and I-55, Staff supports the use as requested.

A Variance to reduce both the front and corner side yard setbacks. The applicant is proposing to provide a 15 foot setback along Joliet Road and a 25 foot setback along Internationale Drive. Due to additional right-of-way dedication to IDOT along Joliet Road after the subject site was purchased by the applicant, the increased rear yard setback being provided as a result of the Rail Road Easement, and the overall geometry of the site, Staff supports the variances as requested in order to ensure adequate space is provided on site for truck maneuvering.

A Variance to reduce the required number of parking spaces. A minimum of 42 parking spaces would be required on site for the proposed use and the applicant is requesting to reduce the required number of parking spaces to 39. Staff supports the variance as requested since the nature of the site would allow opportunities for shared parking.

A Variance to waive the requirement for a foundation planting bed. The applicant is proposing to eliminate the required foundation planting bed along the wall facing Joliet Road as well as the wall facing Internationale Drive. Staff supports the variance as requested, subject to all the required plant material being installed elsewhere on site.

A Variance to waive the landscape island adjacent to a drive-thru lane. The applicant is proposing to eliminate the required landscape island in order to avoid mixing automobile with truck traffic. Staff supports the variance as requested, subject to the required plant material being placed in the island located immediately adjacent to the drive-thru lane and subject to a stripe being placed on the pavement to delineate the drive-thru lane from the by-pass lane.

A Variance to reduce the minimum required height of a berm. The applicant is requesting to reduce the overall height of said berm to range in height between 2 and 2.5 feet. Staff supports the variance as requested given the reduced front yard width, which prevents the applicant from achieving the slope necessary to provide a three foot high berm.

A Variance to allow two development signs, including a 75 foot high and 300 square foot pole sign. The applicant is proposing two development signs. A monument style ground sign that would be 15 feet in height and 155 square feet in area is being proposed facing the intersection of Joliet Road and Internationale Drive. A pole sign that is 75 feet in height and 300 square feet in area is being proposed in the far northeast corner of the subject site. Staff supports the variance as requested since the signs are consistent with the height and size of similar signs located in view of I-55.

A Variance to waive the installation of sidewalk and street lights along Joliet Road. The applicant is requesting to waive the requirement as there are currently no sidewalks or street lights along either side of Joliet Road in the surrounding area. Staff supports the variance as requested given the lack of parkway improvements in the surrounding area along Joliet Road.

A Variance to remove more than 50% of the trees onsite. Per a Tree Survey, 16 trees exist on the subject property and the applicant is requesting to remove 14, which equates to 87.5% of the existing trees onsite; however, the two trees that the applicant plans to save, could also be lost due to their close proximity to construction. Staff supports variance as requested since all replacement trees would be provided on site.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development with the following:

1. A Special Use Permit to allow a 24-hour gasoline service station, including associated convenience store, carry-out restaurant and drive-thru window/lane.
2. A variance to reduce the front yard setback along Joliet Road to 15 feet and the corner side yard setbacks along Internationale Drive to 25 feet.
3. A variance to allow 39 parking spaces.
4. A variance to waive the requirement for a foundation planting bed, subject to all the required plant material being installed elsewhere on site per the attached Landscape Plan.
5. A variance to waive the landscape island adjacent to a drive-thru lane, subject to the required plant material being placed in the island located immediately adjacent to the

drive-thru lane per the attached Landscape Plan and subject to a stripe being placed on the pavement to delineate the drive-thru lane from the by-pass lane.

6. A variance to reduce the height of the berm to range between 2 and 2.5 feet.
7. A variance to allow a 75 foot high and 300 square foot pole sign, as well as a 15 foot high and 155 square foot monument style ground sign.
8. A variance to waive the installation of a sidewalk and street lights along Joliet Road.
9. A variance to remove 100 % of the trees onsite, subject to all replacement trees being provided on site per the attached Landscape Plan.

Staff recommends approval of a Concept Plan, subject to:

1. All comments from the January 6, 2014 submittal being addressed.
2. Final Development Plan review and approval from the Director of Public Services and Development.
- 3.

DISCUSSION

Chairman Fletcher questioned the offsite detention and if the amount of space between the northernmost diesel pump and the curb was enough for the trucks to successfully complete a U-turn. Vice Chair Pritikin asked if all truck traffic would both enter and exit the property off of Internationale Drive only, the number of trucks the site would expect to see, if any of the pumps would offer DAP (Diesel Auto Power), and confirmation on the fact there would be no overnight facilities and/or parking on the property for trucks. Commissioner Campos asked if there were any showers in the facility.

Village Engineer, Tom Pawlowicz, confirmed that the property would tap into the existing pipeline to allow for offsite drainage to the west as part of the overall Corporate Crossing Development. Mr. Pawlowicz also mentioned that while the amount of space between the northernmost diesel pump and the curb line is not ideal, the applicant provided an AutoTURN template which illustrated a full-size truck successfully completing a U-turn from that position.

Planner Eastman confirmed all truck traffic would enter and exit the property from Internationale Drive and the right-in and right-out off of Joliet Road would be for automobiles only. Also, there would be signage near each entrance as well as above the truck canopy instructing the truck drivers where to enter and exit the property.

Suhas Patel, Bolingbrook, IL, sworn. Mr. Patel confirmed there would be no parking onsite for trucks at any time and there were no facilities, such as showers, inside the building to accommodate overnight stays. Mr. Patel added that he would expect over 300,000 gallons of diesel sold per month and that at least two of the pumps would offer DAP (Diesel Auto Power).

Motion Vice Chair Pritikin, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Alexander-Basta, Campos,
Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:26 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Alexander-Basta, Campos,
Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: None

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Vice Chair Pritikin, second Schank to accept Plan Commission reports:

PC 14.40 Approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan. MacNeil Automotive Products, Ltd./WeatherTech, 501 Woodcreek Drive. Applicant: Kevin Greyhill, MacNeil Real Estate Holdings, LLC. Project No.: 438.14

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

None

COMMISSIONER’S REPORT

Vice Chair Pritikin wanted to tell everyone how proud he was of the Sabre Hockey Club Silver Might Team 11, who had the great opportunity to play at the Chicago Wolves game. He said they had a lot of fun and represented the program and the Village.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:30 p.m.

CHAIRMAN

APPROVED

SECRETARY