

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
January 19, 2022**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:01 p.m., Wednesday, January 19, 2022.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Michael Shay, Calvin Wright, and Chairman Ali

Absent: Commissioners Rick Campos and Vice Chair Lawrence Cooper

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

Attendees: Jeff Ratzer

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN. PUBLIC STORAGE FACILITY, SWC OF WEBER ROAD AND WN FRONTAGE ROAD. APPLICANT: JEFF RATZER, BIG ROCK STORAGE ASSOCIATES, LLC. PROJECT NO.: 422.21

Motion Wright, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos, Vice Chair Cooper

Motion carried, public hearing opened at 7:02 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is proposing approval of a Special Use Permit for a Planned Development with Variances and Concept Plan in order to allow for the construction of a self-storage facility at the northwest corner of Weber Road and W. North Frontage Road. In July 2020, the Village Board of Trustees approved an Annexation Agreement, via Ordinance #20-038, which included the Rezoning of Parcel 1, to I-1 Limited Industrial, as well as a Special Use Permit for a Planned Development to allow all the B-1 Local Retail District and B-2 Community Retail District permitted uses within the I-1 Zoning District. The overall property is zoned I-1 Limited Industrial, is approximately 6.21 acres, and is currently undeveloped. Access to the property would be provided off Frontage Road, via Weber Road, which would connect to Remington Boulevard. Adequate detention would be provided onsite. The applicant is proposing to develop a public storage facility

on Parcel 1, consisting of 10 buildings, containing approximately 990 storage units overall, which would vary in size. As part of the proposed development, the applicant would install the required berm, landscape material and irrigation system within the front yard along Weber Road. In addition, the applicant is also proposing to add architectural features, which include a monument sign, near the entrance off Weber Road, as well as a pole sign at the southeast corner of the site, due to the ideal visibility and close proximity to I-55. Lastly, the applicant is proposing to install a fence, not to exceed eight feet in height that would secure the property. A property management team would manage the overall community and would be responsible for maintenance of the signs, interior roadways and parking lots, as well as all common open space areas. Within the previously mentioned Annexation Agreement, the Village acknowledged the existing Frontage Road, running between Parcel(s) 1 and 2, is owned by the State of Illinois and currently under the jurisdiction of the Village of Romeoville. The Village is using its best efforts to establish an Intergovernmental Agreement to allow for jurisdictional transfer of the road from Romeoville to Bolingbrook. As such, the owner of the property, both Parcels 1 and 2, would be permitted to construct parking areas, building, and other improvements with no setbacks along Frontage Road.

To develop the property in accordance with the I-1 Zoning District, as well as the Development Code, the applicant is requesting the following:

A Special Use Permit to allow a public storage facility. The applicant is proposing to develop a public storage facility consisting of 10 buildings, containing approximately 990 storage units overall, which would vary in size.

A Variance to allow more than one principal building on a single zoning lot. Staff supports the variance as requested given the proposed development is one, unified, public storage facility that is under common ownership, with a property management team to coordinate maintenance of all facilities and grounds.

A Variance to allow more than one development sign on a property. Per the Zoning Ordinance, one development sign is permitted per property. The applicant is proposing two development signs; one monument sign within the front yard near their entrance off Weber Road and one pole sign with the front yard near the southeast corner of Parcel 1, due to the ideal visibility and close proximity to I-55. Staff supports the variance as requested, noting they are located within Sign Zone "A" and the sign would be consistent with the height and size of similar pole signs located in view of I-55.

A Variance to waive the required public improvements within the right-of-way along Frontage Road. Per the Development Code, all necessary public improvements, including parkway trees, public sidewalk and street lighting, shall be installed in business developments to provide safe and efficient pedestrian circulation. Such walks and lighting shall be located on both sides of the street in accordance with proper land planning procedures and with regard for public safety and anticipated concentration of pedestrian traffic. The applicant is requesting to waive these requirements due to the nature of the proposed development, along with the existing conditions along this stretch of Frontage Road. Staff supports the variance as requested, as there are no sidewalks or streetlights along Frontage Road in the surrounding area and the demand

does not justify said public improvement. Per the Annexation Agreement, the Village shall permit the applicant to utilize Frontage Road for access to their site, and the applicant would be required to comply with all applicable requirements of the Village Code, subject to and as modified by the Annexation Agreement and Concept Plan.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for a public storage facility at the southwest corner of Weber Road and W. North Frontage Road with the aforementioned Special Use and Variances.

Staff recommends approval of a Concept Plan, subject to:

1. All comments from the memo dated December 15, 2021, being addressed.
2. The review and approval from the Co-Administrator for Public Services & Development.

DISCUSSION

Followed

Motion Flores, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos, Vice Chair Cooper

Motion carried, public hearing closed 7:26 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.01 Approval of a Special Use Permit for a Planned Development with Variances, Concept Plan and Adoption of Findings of Fact. Project No.: 422.21

Motion Cooper, second Ali to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Campos, Vice Chair Cooper

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali hoped everyone would stay safe.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Shay, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 7:28 p.m.

CHAIRMAN

APPROVED

SECRETARY