

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
JANUARY 20, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, January 20, 2021.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Calvin Wright, Rick Campos, Chairman Ali

Absent: Vice Chair Cooper

Staff: Planning & Zoning Administrator, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Wright, second Schank to approve Minutes of the March 18, 2020, July 15, 2020, September 16, 2020 and October 21, 2020 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. DARIA PROPERTY, INC., 2000 W. 135TH STREET. APPLICANT: WILLIAM C. GRAFT, GRAFT & JORDAN. PROJECT NO.: 422.20

Motion Wright, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

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

The Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances in order to allow existing site conditions and land uses to remain at 2000 W. 135th Street. The applicant is seeking approval of a Special Use Permit, which was part of a Settlement Agreement approved by the Village Board on November 18, 2020, commonly known as the "Effective Date". As part of said agreement, the applicant is seeking approval of a Special Use Permit for a Planned Development with variances, in order to allow the existing site conditions which would include, a gravel parking lot, privacy fence within the front yard, non-conforming setbacks, lighting, location of the existing building and land use, including truck/trailer maintenance, service, truck driving school, repair, supplies and storage, to continue for a period of 10 years following the Effective Date or one year following the date when the proposed I-55/Route 126 interchange is deemed by IDOT to be open for traffic, whichever date is earlier, subject to Daria Property Inc. agreeing to comply with the Village's property maintenance code. In alignment with what was approved as part of the Settlement Agreement, the applicant is proposing to install a 10-foot tall privacy fence, berm and associated landscape material within the front yard

along 135th Street. In addition, the applicant will install stormwater management facilities to bring the property into compliance. Two access drives exist off 135th Street.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow existing site conditions previously mentioned and land use, including truck/trailer maintenance service, truck driving school, repair, supplies and storage, to continue subject to:

1. The property remaining in compliance with the Interim Land Use Plan.
2. Daria Property Inc. ceasing operations in 10 years following the Effective Date or one year following the date when the proposed I-55/Route 126 interchange is deemed by IDOT to be open for traffic, whichever date is earlier, and Daria agreeing to comply with the Village's property maintenance code.
3. Any future development of the subject property shall comply in all respects with the provisions in the Building, Plumbing, Electrical, Fire Prevention, Zoning and Development Codes of the Village and all other germane codes and ordinances of the Village in effect on the date that an application for a building permit for such development or construction is filed.

DISCUSSION

Commissioner Tucker stated he had an observation on the number of hold harmless clauses and stated that would not relieve the indemnity of their liability.

Mr. Eastman responded that the Attorney's come up with all the agreements, that this was not typically the case. He said normally a Special Use Permit comes first, but with this agreement one of the stipulations was to get approval from the Plan Commission.

Motion Schank, second Flores to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 8:09 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.17 Approval of a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 422.20

Motion Schank, second Tucker to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

NEW BUSINESS

**FINAL PLAT OF SUBDIVISION. CARLOW CORPORATE CENTER WEST PHASE 1B.
APPLICANT: MARK FORDON, NORTHERN BUILDERS, INC. PROJECT NO: 421.20**

Motion Schank, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 8:11 p.m.

The Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision in order to subdivide two lots of record into three lots of record in the southwest corner of Rodeo Drive and Dalton Lane. The subject property comprises approximately 55 acres, is zoned I-1 Limited Industrial and is currently being mass graded to allow the development of two future industrial buildings, as part of Carlow Corporate Center West Phase 1B. The proposed Plat of Subdivision would subdivide two lots of record into three lots of record. Lot 1, which is approximately 14.267 acres, is currently vacant and would be created for a future office/distribution center. Lot 2, which is approximately 23.857 acres, is currently vacant and would be created for a future office/distribution center. Lot 3, which is approximately 11.792 acres, is currently vacant and would be created for a future office/distribution center. All three lots would be provided access off Dalton Lane. Outlot A, which is approximately 4.916 acres, is currently vacant and would be created for stormwater detention purposes to be maintained by the Carlow Corporate Center West Association. Approximately 0.626 acres would be dedicated to the Village of Bolingbrook for parkway improvements along Dalton Lane. At this time, Staff is currently working with the applicant to finalize the size and location of the required Public Utility and Drainage Easements. Newly dedicated easements for utilities and cross access would be included prior to recording.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for Carlow Corporate Center West Phase 1B, located at the southwest corner of Rodeo Drive and Dalton Lane, subject to:

1. All Staff's comments pertaining to the plans submitted December 16, 2020, being addressed.
2. Approval from the Co-Administrator for Public Services and Development.

DISCUSSION

Chair Ali questioned how traffic would be dealt with. Commissioner Tucker asked if this was the same as project 431.15 previously presented, and what was the difference from their previous request. He also questioned the stormwater management that was supposed to be developed and reimbursement back to the Village.

Mr. Eastman stated all traffic would come through the intersection of Dalton Lane heading south or they would come in off Weber Road via Remington Boulevard and get back to Dalton Lane. He added that the Association in past precedence has been very responsive with noise and traffic complaints. He said there has recently been new signage added at Dalton Lane, which has helped to alleviate traffic. He went on to say if traffic were to become a problem, it would be addressed. He stated this was the same development, that they needed to come back to do a proper subdivision, once they progress they will most likely come before the commission for two more subdivisions. He explained that essentially nothing has changed, that they were now ready to move forward to the next section so they are subdividing the property. He added Northern Builders has two buildings ready to be built that they are currently grading the property, but cannot continue until the land is subdivided.

Tom Pawlowicz, Village Engineer, stated Northern Builders has been making payments at the end of every year, he said there has been a total of five payments received and only one more is due.

Motion Schank, second Tucker to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 8:17 p.m.

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

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali said the backbone of BCT and a good friend Jim Singer had recently passed away and wanted to extend his condolences to this municipality, to this town, residents and especially to the BCT community and his family. He stated Mr. Singer was a dear friend. That he spearheaded all the recent technology and he spent over three decades with the Village in the studio. He wanted to give his most heartfelt condolences to him and his family.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Schank, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:20 p.m.

CHAIRMAN

APPROVED

SECRETARY