

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
March 20, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, March 20, 2013.

ROLL CALL

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

Absent: None

Staff: Director of Community Development, Dennis Kowalczyk; Planning & Zoning Administrator, Nicole Knapp; Planner, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: Geoff Ziezulewcz, Chicago Tribune

APPROVAL OF MINUTES

Motion Rhoades, second Schank to approve Minutes of the February 6, 2013 and February 20, 2013, meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. MACNEIL AUTOMOTIVE, 510 WOODCREEK DRIVE. APPLICANT: KEVIN GREYHILL, MACNEIL AUTOMOTIVE. PROJECT NO.: 403.08

Motion Schank, second Runge to open the public hearing.

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

NAYS: None

ABSENT: None

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

Planner Matt Eastman presented the request. The applicant MacNeil Automotive Products is requesting an Amendment to a Special Use Permit for a Planned Unit Development with Variances and Final Development in order to allow for a 100,000 square foot building addition and parking lot expansion to an existing office warehouse at 510 Woodcreek Drive.

The overall subject area comprises approximately 7.48 acres, is currently developed with a 52,593 square foot industrial warehouse building, and is zoned I-1 Limited Industrial. The proposed building would allocate approximately 99,400 square feet for warehouse, 49,600 square feet for manufacturing and 3,000 square feet for office. Access to the property would be provided from two (2) access drives off of Woodcreek Drive and a single access drive off of

Frontage Road to the south. Per the Zoning Ordinance, the site would require 183 parking stalls and the applicant is providing 215 based upon projected employee numbers. A public sidewalk and other parkway improvements would be provided along Woodcreek Drive, as well as a 2½ to 3 foot high berm with associated landscape material. Detention would be provided via an underground vault under the southern portion of the parking lot. Wall signs would be permitted along the south and west elevations of the building.

To develop the property in accordance with the attached site plan the applicant is requesting the following Variances from the Zoning Ordinance:

1. A Variance to increase the maximum width of a curb cut.
 - Per the Zoning Ordinance, the maximum width for a driveway is 40 feet at the property line for any industrial zoned or used property.
 - The applicant is requesting to increase the width of the northerly driveway along Woodcreek Drive to approximately 171 feet.
 - Staff supports the variance as requested since the increased width would allow for better egress/ingress in order to accommodate oversized vehicles and trucks.
2. A Variance to relocate a portion of the foundation planting bed and material.
 - Per the attached site plan, the applicant is proposing to eliminate approximately half of the required foundation planting bed adjacent to the west wall in order to allow for additional parking stalls.
 - Staff supports the variance as request, since the required plant units would be placed within the additional voluntary landscape bed along the southern wall of the building.
3. A Variance to reduce the rear double frontage yard setback along Frontage Road.
 - Per the attached site plan, the applicant is proposing a rear-double frontage yard setback of 20 feet for pavement only along Frontage Road. The reduced setback would allow for an additional row of parking to be installed.
 - Staff supports the variance as requested, subject to the required plant units, berm and irrigation system being placed within the reduced setback.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Unit Development to allow a building addition and parking lot expansion to the existing industrial office warehouse located at 510 Woodcreek Drive with the following:

1. A Variance to increase the maximum width of northerly curb cut along Woodcreek Drive to approximately 171 feet at the property line.
2. A Variance to reduce the size/length of the foundation planting area along the west wall per the attached plan.
3. A Variance to reduce the rear-double frontage yard setback to 20 feet.

Staff recommends approval of a Final Development Plan, subject to:

1. All of staff's comments from the plans submitted on February 25, 2013 being addressed.
2. Approval from the Director of Public Works and Engineering and the Director of Community Development.

DISCUSSION

Chairman Fletcher questioned the orientation of the building in relation to the proposed loading docks.

Planner Eastman explained that the truck docks were located towards the north end of the building which is why they were requesting the increased width of the curb-cut off of Woodcreek Drive.

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:08 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. 606 AND 612 TERRITORIAL DRIVE. APPLICANT: BRIAN BALDOCK, PANATTONI CONSTRUCTION, INC. PROJECT NO.: 403.13

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:09 p.m.

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances and Final Development Plan to allow for the construction of two office/warehouse buildings on two lots of record at 606 and 612 Territorial Drive. The property is Zoned O-1 Limited Office and is currently vacant.

Per the attached site plan, the applicant is proposing to develop two office/warehouse buildings, each comprising of 115,200 square feet in area. Multiple points of access to both sites would be provided via Territorial Drive, including a shared access drive leading to a shared truck dock/loading area. Adequate parking for both buildings would be provided. A 2½ to 3 foot high berm, including irrigation system and landscape material, would be provided within the front yard along Territorial Drive. Adequate detention would be provided on the east side of the overall subject area.

To develop the properties in accordance with the attached site plan, the applicant is requesting the following:

1. A Variance to reduce the required front yard setback for pavement only.
 - In the O-1 Zoning District, the Zoning Ordinance requires a minimum front yard setback equal to 1.5 times the building height, which would be approximately 52 feet.
 - The applicant is requesting to reduce the front yard to 30 feet for both buildings.

- Given that both properties and/or the entire Remington Lakes Business Park function more like that of the I-1 Limited Industrial zoned business parks, which require only a 35 foot front yard setback, staff supports the variance as requested.
2. A Variance to increase the allowed width of a driveway at the property line.
 - The Zoning Ordinance allows a maximum driveway width of 40 feet at the property line for any property zoned or used for industrial purposes.
 - The applicant is requesting to increase the driveway width for the center entrance/exit, which provides access to the shared truck dock/loading area, to 79 feet.
 - Given that the center driveway entrance/exit will be shared by two (2) large industrial buildings with the potential for multiple trucks entering and exiting the same curb cut at the same time, thereby needing wider turning radius and lane widths. Staff supports the variance as requested for the center driveway only.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for two office/warehouse building development at 606 and 612 Territorial Drive with the following variances:

1. A Variance to reduce the required front yard setback to 30 feet.
2. A Variance to increase the width of the center driveway to 79 feet at the property line.

Staff recommends approval of a Final Development Plan, subject to approval from the Director of Community Development and the Director of Public Works and Engineering.

DISCUSSION

None

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

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:12 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. A-ORLAND DRIVING SCHOOL, 301 S. SCHMIDT ROAD. APPLICANT: DAN O'CONNELL, A-ORLAND DRIVING SCHOOL. PROJECT NO.: 404.13

Motion Runge, second Wright to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:13 p.m.

Planner Matt Eastman presented the request. The applicant A-Orland Driving School, Inc. is requesting approval of a Special Use Permit for a Planned Unit Development in order to allow a driving school at 301 S. Schmidt Road. The subject property comprises approximately 1.01 acres and is currently zoned B-2 Community Retail. Access to the subject property is from two points; one off of Lily Cache Lane to the southwest and one off of Schmidt Road to the northeast. The shopping center has adequate parking for the proposed use. However, per the Zoning Ordinance, trade schools are not permitted uses within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a driving school at 301 S. Schmidt Road. The hours of operation during the school year would be Monday through Thursday from 6:30 p.m. to 8:30 p.m. and Saturday and Sunday from noon to 5:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow for a driving school to occupy 301 S. Schmidt Road.

DISCUSSION

Commissioner Rashid questioned the number of teachers/employees. Planner Eastman stated that the owner would be the only instructor at this point in time, and that there would only be one car used for the classes.

Motion Vice Chair Rennels, second Wright to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:16 p.m.

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

AYES: Commissioners Campos, Wright, Runge, Schank, Rhoades, Rashid, 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 Schank to accept Plan Commission reports:

- PC 13.04 Approval of a Special Use Permit for a Planned Unit Development. Chief's Vocational Training Center, 435-L N. Bolingbrook Drive. Applicant: Chika Muoghalu, Chika Market. Project No.: 402.13

PC 13.05 Approval of a Final Plat of Resubdivision. Remington Lakes Resubdivision of Lot 1 and Lot 2, 606 and 612 Territorial Drive. Applicant: Brian Baldock, Panattoni Construction, Inc. Project No.: 403.13

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 8:20 p.m.

CHAIRMAN

APPROVED

SECRETARY