

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
MARCH 20, 2019**

**CALL TO ORDER**

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, March 20, 2019.

**ROLL CALL**

Present: Commissioners Lon Schank, Mir Ali, Lawrence Cooper, Calvin Wright, Margaret Hegber, Rick Campos, Vice Chair Terri Bethune, Chairman Alexander-Basta

Absent: Commissioner J.D. Rhoades

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

Press: None

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**APPROVAL OF MINUTES**

Motion Wright, second Cooper to approve Minutes of the February 20, 2019 meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DR. KALPANA KANDIMALLA, 772 S. WEBER ROAD. APPLICANT: PETER CANGIALOSI, JOSEPH ROSSI & ASSOCIATES. PROJECT NO.: 403.19**

Motion Hegber, second Bethune to open the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried, public hearing opened at 8:02 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development in order to allow a dental office at 772 S. Weber Road. The subject parcel comprises approximately 2.44 acres, is currently zoned I-1 Limited Industrial and is developed with an approximate 6,750 square foot multi-tenant retail shopping plaza. Access to the site would be provided from multiple points off Weber Road, in addition to cross access from 115th Street. Adequate parking would be provided on site. Per the Zoning Ordinance, a dental office is not permitted within the I-1 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a dental office at 772 S. Weber Road. Per the applicant, the hours of operation would be 8:00 a.m. to 5:00 p.m., Monday through Friday. The proposed dental office would have approximately five employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a dental office to operate at 772 S. Weber Road.

**DISCUSSION**

None

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried, public hearing closed 8:04 p.m.

Motion Vice Chair Bethune, second Ali to accept the recommendation of Planning Staff.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 19.09 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 403.19

Motion Vice Chair Bethune, second Ali to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

**ANNEXATION AND REZONING FROM E-R TO I-1. VETERANS POINT BOLINGBROOK, 11528 VETERANS PARKWAY, PLAINFIELD IL 60585. APPLICANT: DAVE CRISTEL, ARCO/MURRAY. PROJECT NO.: 405.19**

Motion Hegber, second Bethune to open the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial in order to rezone two existing lots of record at 11528 Veterans Parkway, Plainfield, IL 60585 commonly referred to as Lambert Farm. The applicant is seeking approval of a rezoning from E-R to I-1, which is part of a petition to annex. Whenever a property is annexed into the Village, it is initially classified E-R Estate Residence, necessitating its Annexation into the Village. In this instance, the appropriate classification would be I-1 Limited Industrial, since the majority of the surrounding properties are so zoned or developed. The applicant is proposing to develop the site as industrial. The site is approximately 106.275 acres and will be commonly known as Veterans Point Bolingbrook.

**RECOMMENDATION**

Staff recommends approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial for the property located at 11528 Veterans Parkway, Plainfield, 60585, commonly known as Lambert Farm, subject to the approval of the annexation and annexation agreement.

**DISCUSSION**

None

Motion Schank, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair  
Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

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

Motion Hegber, second Cooper to accept the recommendation of Planning Staff.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair  
Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 19.10 Approval of an Annexation and Rezoning from E-R to I-1 and Adoption of Findings of Fact. Project No.: 405.19

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND PLAT OF VACATION. WEATHERTECH (501 WEBER), 501-505 S. WEBER ROAD. APPLICANT: RICH CURRAN, MACNEIL AUTOMOTIVE PRODUCTS, LTD. PROJECT NO.: 406.19**

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair  
Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried, public hearing opened at 8:10 p.m.

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, Final Development Plan, and Plat of Vacation in order to allow the construction of a mixed-use development, including three buildings consisting of a combination of commercial uses; professional and business offices; research and development facilities; wholesale and warehousing, storage and distribution facilities; and light manufacturing at 501-505 S. Weber Road. The subject area comprises of two lots of record totaling 8.85 acres of land, currently vacant and zoned B-2 Community Retail. The applicant is proposing to develop three buildings: a 28,670 square foot commercial building (Building 1), a 46,890 square foot office warehouse

building (Building 2) and a 34,280 square foot office warehouse building (Building 3). Overall the breakdown of the buildings would be 63 different tenants. Each unit would have its own overhead door; however no depressed docks. Vehicular access to the development would be available via a right-in/right-out off Weber Road to the southeast and a full-access drive off Hassert Boulevard to the north. Based upon the breakdown the applicant provided of the three buildings and their proposed uses, adequate vehicular parking has been provided onsite. The applicant shall provide the Village with updated parking vacancy numbers based on the Zoning Ordinance for the entire site with every new tenant use. In addition, the applicant is proposing to construct 52 additional parking stalls for the benefit of the Bolingbrook Park District's Lily Cache Sports Fields to the west. The Park District Board has been provided the opportunity to review the current location and layout of the parking lot, and Staff would address any outstanding comments prior to Final Development approval. A berm, irrigation system and plantings, within the front yard along Weber Road and corner side yard along Hassert Boulevard, would be provided to satisfy the Zoning Ordinance. A 10-foot wide bike path would be provided along Weber Road in-lieu of the required public sidewalk. The proposed development would be permitted one monument sign, not to exceed 10 feet in height and 50 square feet in area. Adequate detention would be provided offsite in the regional detention facility. As part of the proposed consolidation, the applicant has provided a Plat of Vacation in order to vacate the former public utility and drainage easements.

To develop the property in accordance with the B-2 Zoning District, as well as the Development Code, the applicant is requesting a Special Use Permit and multiple Variances.

A Special Use Permit to allow non-commercial uses in a B-2 Zoning District. The applicant is requesting the following non-commercial uses be permitted uses, subject to any of the uses associated with item C or D being limited to Buildings 2 and 3:

- A. Offices, business and professional.
- B. Research and development facilities.
- C. Wholesaling and warehousing, storage and distribution facilities, excluding motor freight terminals or public storage facilities (mini-warehouses); however, no single tenant shall contain more than 10,000 square feet.
- D. Light manufacturing or industrial use involving production, processing, cleaning, servicing, testing, repair of materials, goods or products, including auto, which conforms to the performance standards set forth in Section 4-303 of the Zoning Ordinance.

Per the applicant, such uses do not involve the assembly of large equipment and machinery and have very limited external impacts in terms of noise, vibration, odor, hours of operation and commercial vehicular traffic. In addition, no outdoor storage, including auto, would be permitted overnight. Staff supports the uses as requested, subject to all Special Uses listed in the Zoning Ordinance being subject to the review and approval of the Plan Commission and Village Board of Trustees. Furthermore, since the underlying zoning classification is going to remain B-2, all Permitted Uses in the B-2 Zoning District would be permitted by right.

A Variance to allow multiple buildings on a single lot. The applicant is proposing to consolidate two lots into one lot of record, in order to construct three buildings on a single lot as part of the proposed Plat of Vacation and consolidation through Will County. Staff supports the variance as requested since the proposed buildings are part of a unified development for overall maintenance.

A Variance to reduce the required front yard setback for pavement only. Due to the additional five-foot right-of-way dedication required by Will County along Weber Road, the applicant is

proposing to reduce the front yard setback to approximately 25 feet for pavement only. Staff supports the variance as requested, subject to the required landscape material being installed per the approved Landscape Plan.

A Variance to alter the foundation landscape area. The applicant is proposing to eliminate the required foundation planting bed along the east wall of Building 1, adjacent to Weber Road. Staff supports the variance as requested, in lieu of decorative planters being installed along the building façade facing Weber Road and subject to all the required plant material being installed per the Landscape Plan.

A Variance to allow multiple ground signs on a single lot within 500 feet of one another. The applicant is requesting to have one ground sign per building, which would provide identification of the tenants located within each building. The ground signs would not exceed 10 feet in height and 50 square feet in sign text. The locations have not been determined, but would meet all other code requirements. Staff supports the variance as requested due to the subject site having well over 500 feet of frontage along Hassert Boulevard and Weber Road.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. Per the Zoning Ordinance, the maximum width for a driveway measured at the property line is 40 feet and per the Development Code, the maximum width is 36 feet at the throat of said driveway. The applicant is requesting to increase the width of the full access entrance off Hassert Boulevard. Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles to safely enter and exit the site, per the approved Final Development Plan.

A Variance to remove more than 50% of the trees onsite. The applicant is requesting to remove 100% of the trees on site. According to the Tree Preservation Plan, there are eight trees, which would require a minimum of nine replacement trees. Staff supports the variance, subject to all replacement trees being installed per the Development Code tree replacement schedule.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development, in order to allow for the construction of three buildings, consisting of a mixed-use development, commonly known as 501 Weber with the aforementioned Special Use Permit and Variances.

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

1. All comments from the March 1, 2019 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Vice Chair Bethune asked what the normal hours of operation would be, if MacNeil Holdings planned to take any tenant spaces, and if semi-trucks could get through the property. Commissioner Ali had concerns about semi-trucks entering property and having no designated parking areas, also asked where the new bike path would be located. Chairman Alexander-Basta asked if the parking spaces between the Park District and new development would have a division, if there was a lighting plan, and if each tenat space would have their own sign. She added that the buildings looked beautiful, but did not think this corner would be good fit for this use because it leads into residential. Commissioner Campos questioned if the future tenants would also use the parking spaces allocated for the Park District, if the spaces would be for leasing or purchase, how many total units would be built and what would be the square footage per space. He went on to say he believed there might be a potential parking problem, and if he

could have clarification on “Auto Repair” uses. He also asked the height of the buildings, what it would cost to lease a space and if the applicant could explain some of the challenges they currently have at their existing location. Commissioner Hegber asked if there would be a fence or guard rail installed near the future bike path. Commissioner Wright asked who maintained the timing of the traffic signal at Weber Road and Hassert Boulevard.

Mr. Eastman stated the typical hours of operation in a B-2 Zoning district are 5:00 a.m. to 10:00 p.m., that this property was designed so a semi-truck could come into the property and circle around, but there would be no way the semi’s could go in between the buildings. He explained that there would be cross access from Park District property to the future development. He said there would be a negotiation between WeatherTech and the future tenants before the lease is signed to make sure there would be sufficient parking for the proposed use. He also said this information would then be provided to Staff before an Occupancy permit is approved. Mr. Eastman gave examples of what “Auto Repair” would be, and that an Auto body shop was not an allowable use.

Village Engineer, Tom Pawlowicz, stated Staff requested an auto-turn exhibit to demonstrate if a semi-truck could make the turns in the property; which is currently pending review. He also said that there was no plan for a fence or railing for the bike path. Mr. Pawlowicz explained that the traffic signal timing was maintained by Will County, but that the Village of Bolingbrook had ownership of it. He went on to say the intent of this development was not to lease to people that need many trucks to run their business.

Mr. Eastman explained that the parking area allocated for the Park District was not designed to be used by the tenants that those parking spaces were only for the Park District’s benefit. He went on to say that, the area was not donated to the Park District that MacNeil Real Estate would maintain complete ownership of the property. He said there would be 63 spaces available and that they would vary from 1,500 to 2,000 square feet. He said the spaces would all be leased and that he was unaware if MacNeil Holdings would take any spaces for their personal use. He stated the applicant would have to follow the lighting ordinance and that at this time he was unaware if each tenant would have its own sign, but that they would be allowed. He explained that the plan was to have three monument signs along Hassert Boulevard with enough tenant panels for each unit.

Rich Curran, Elmhurst, IL, sworn. Mr. Curran stated that the idea of this complex was to create a place where small entrepreneurs could create an environment which is an incubator type of application. He said they were marketing small companies that would fit those types of profiles. He said most units would be 1,500 square feet and would be provided an office which would be called a “Silver Unit” and if the tenant chose not to have an office they would only get an ADA restroom so they could utilize more of the space. He said they try to help small businesses grow and move onto their next location. He added that Mr. MacNeil started his company in his garage, so he had a special place for young people trying to start their own business.

Commissioner Campos commented that this was a very nice and supported this idea.

Mr. Curran also explained that they had a study done which shows that a semi-truck could go around the perimeter of the property but not down the middle. He also showed the commissioners where semis could park if necessary. He went on to say the buildings would be approximately 30 feet high. He said that currently at their Downers Grove location the spaces were 1,500 square feet and the rent is \$1,440.00 a month. He said they would not allow propane forklifts only electric ones which would eliminate noise and odors. He said at their

current location garbage was an issue, but that at this location they have created a garbage corral at each building which would be hidden by a fence.

Mr. Eastman explained that outside of the 186 parking stalls each unit had a space in front of their overhead door which would add approximately 50 more spaces to the overall parking totals.

Lauren Addante, Bolingbrook, IL, sworn. Ms. Addante asked if their Downers Grove location was near a park or residential areas, if they had issues with accidents and stated she had traffic concerns. She also asked how homeowners would be protected with noise, and added that she believes there will be more issues with traffic cutting from park area to new development.

Mr. Pawlowicz said any new development would create more traffic. He added that Staff had been presented a number of concept plans for this area, but all of the other developments would create more traffic. He explained that a traffic study was done and that to his knowledge the number of accidents that occur at that intersection are not more than normal. He suggested putting in speed bumps between the park and the new development.

Mr. Eastman stated hours of operation allowed are from 5:00 a.m. to 10:00 p.m., but that does not mean the tenants would be doing max operations between those hours. He added if noise became an issue, Staff would measure the decibel levels at the property line.

Mr. Curran added that at their Downers Grove facility they have security cameras on every building and high-speed IDOT cameras on the entrances, which will also be installed at this location. He explained this is done to monitor the tenants and capture license plates if there are issues.

Michael Gerber, Bolingbrook, IL, sworn. Mr. Gerber asked for clarification on building height and if there would be a left turn lane off of Hassert Boulevard.

Mr. Eastman stated the building would be approximately 30 feet tall. Mr. Pawlowicz explained there would be a small deceleration lane that would hold two to three.

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades

Motion carried, public hearing closed 9:20 p.m.

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

AYES: Commissioners Schank, Cooper, Ali, Wright, Hegber, Campos, Vice Chair Bethune

NAYS: None

ABSTAIN: Chairman Alexander-Basta

ABSENT: Commissioners Rhoades

Motion carried.

## **APPROVAL OF FINDINGS OF FACT**

PC 19.11 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Plat of Vacation and Adoption of Findings of Fact.

Project No.: 406.19

Motion Hegber, second Schank to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

Commissioner Bethune wanted to wish everyone a happy first day of Spring and wanted to welcome Commissioner Lon Schank back to the Plan Commission. Commissioner Ali added that early voting was currently open at the library and residents are able to register and vote the same day.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman invited everyone to vote early. He said people see National politics more important, but voting for these politics are also important because it affects our every day life.

**ADJOURNMENT**

Motion Vice Chair Bethune, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 9:22 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY