

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
April 15, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, April 15, 2015.

ROLL CALL

Present: Commissioners Talat Rashid, Lon Schank, Mary Alexander-Basta, Calvin Wright, Chairman Fletcher

Absent: Commissioners J.D. Rhoades, Rick Campos and Vice Chair Seymour Pritikin

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

Press: None

APPROVAL OF MINUTES

Motion Wright, second Schank to approve Minutes of the February 18, 2015, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND PLAT OF VACATION. 1055 REMINGTON BOULEVARD. APPLICANT: TONY CINCINELLI, MOLTO PROPERTIES, LLC. PROJECT NO.: 406.15

Motion Rashid, second Alexander-Basta to open the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

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

Planner, 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 construct an office/warehouse building at 1055 Remington Boulevard which is at the southwest corner of Remington Boulevard and Veterans Parkway. The subject parcel encompasses approximately 8.94 acres of land, is zoned B-4 Commercial Urban Development, and is currently vacant. The applicant is proposing to develop an office/warehouse building comprising 116,000 square feet in area, which includes vehicular parking spaces that slightly exceed the code along both the east and west sides of the site. A full-access drive located at the northwest corner of the site would be provided to accommodate truck traffic entering and exiting the subject site off of Remington Boulevard. As such, the applicant is proposing to provide a deceleration lane within the center landscape median of Remington Boulevard and as a result, remove 17 median and parkway trees and one light pole. As a condition of approval, Staff would request that said trees be either relocated or replaced to a location at the discretion of the Director of Public Services and Development Department. Both automobile and truck access would be limited to right-in/right-out off of Veterans Parkway. As required, plantings along the east foundation wall would be provided. The required berm, irrigation system and plantings within both the front and corner side yards along Remington

Boulevard and Veterans Parkway would be provided to satisfy the Zoning Ordinance; however, given the locations of the two detention areas a berm would not be provided along the entire length of either front and/or corner side yard. Adequate detention would be provided in two areas of the overall development site. A Plat of Vacation is being provided for the former right-of-way of 115th Street prior to the realignment of Remington Boulevard.

To develop the property in accordance with the B-4 Zoning District the applicant is requesting the following:

A Variance to reduce the required rear yard setback for pavement only. The applicant is proposing a rear yard setback of approximately 8.6 feet for pavement only in order to provide adequate turning movements within the truck dock area. Given that the reduced setback would be for pavement only and all required landscape material is planned for this area, Staff supports the variance as requested subject to all the landscape material being installed.

A Variance to alter the even distribution of plant units around the eastern pond. The applicant is requesting that the required plant units not be evenly distributed around the pond; however, they be placed in a solid row along the southern property line to help screen the truck dock area from view of northbound traffic on Veterans Parkway, Staff supports the variance as requested.

A Variance to increase the width of a driveway. The applicant is requesting to increase the width to 55 feet at the property line for the entrance off of Remington Boulevard, while maintaining a driveway throat opening of 36 feet. Given the driveway entrance/exit will be the only full access point of entry into the property creating the potential for multiple trucks entering and exiting the same curb cut as the same time, thereby needing wider turning radius and lane widths, Staff supports the variance as requested.

A Variance to increase the radius of a driveway. The applicant is requesting to increase the driveway radius for both Remington Boulevard and Veterans Parkway. Given the driveway entrances/exits create the potential for multiple trucks entering and exiting the same curb cut at the same time, thereby needing wider turning radius, Staff supports the variance as requested.

A Variance to increase the fluctuation of a pond. The applicant is requesting a variance to increase the fluctuation to 5.5 feet for both ponds, Staff supports the variance as requested.

A Variance to waive the requirement to install sidewalks. The applicant is requesting to waive the requirement to install said sidewalks due to the lack of sidewalks within the vicinity to provide connection, Staff supports the variance as requested.

A Variance to waive the requirement to bury all overhead utility lines upon development of the property. The applicant is requesting that all primary power lines, which are located along the southern property line remain on the existing overhead electric poles, stating the existing poles are no longer adjacent to an existing right-of-way following the realignment of Remington Boulevard. Staff does not support the variance as requested; however, the Village will facilitate a Recapture Agreement for 50% of the cost to be collected at the time the property commonly known as Lambert is developed to the south.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for the construction of a 116,000 square foot office/warehouse building located at 1055 Remington Boulevard with the following:

1. A Variance to reduce the required rear yard setback along the southern property line to approximately 8.6 feet for pavement only subject to all the landscape material being installed per the attached Landscape Plan.
2. A Variance to alter the required plant units around the east detention pond per the attached Landscape Plan.
3. A Variance to allow a driveway width not to exceed 55 feet at the property line for the entrance/exit off of Remington Boulevard.
4. A Variance to increase the radius of both driveways per the attached Final Development Plan.
5. A Variance to increase the fluctuation to 5.5 feet for both ponds.
6. A Variance to waive the installation of sidewalks.

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

- a) All Staff comments from the plans submitted March 20, 2015, being addressed.
- b) Review and approval of the Final Development Plan and Plat of Vacation from the Director of Public Services and Development.

Staff recommends denial of a Variance to waive the requirement to bury all overhead utility lines upon development of said property.

DISCUSSION

Commissioner Alexander-Basta questioned if upon future development of neighboring properties sidewalks would be required. Chairman Fletcher asked if the Lambert Farm was unincorporated, and if they had a choice to incorporate into either municipality.

Tom Pawlowicz, Village Engineer, stated that there were no sidewalks on the west side of Veterans Parkway and that there would be a potential for sidewalks, but that the likelihood of having a sidewalk installed would be very low. He also said that the Lambert Property is unincorporated. He went on by stating that in the past there was an intergovernmental boundary agreement with Romeoville, but that the agreement was now expired.

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried, public hearing closed 8:15 p.m.

Motion Alexander-Basta, second Rashid to accept the recommendation of Planning Staff.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried.

Motion Alexander-Basta, second Schank to approve PC15.07

Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, Plat of Vacation and Adoption of Findings of Fact. Project No.: 406.15

Voice Vote: Unanimous

Motion carried.

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES. DIAMOND CREEK PROFESSIONAL BUILDING PEDIATRIC HEALTH ASSOCIATES, LTD., 260 S. SCHMIDT ROAD, SUITES D & E. APPLICANT: ANITA KONTOH SCOTT. PROJECT NO.: 408.15

Motion Wright, second Rashid to open the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried, public hearing opened at 8:17 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Commercial Development with Variances in order to allow a medical office with a parking variance at 260 S. Schmidt Road, Suites D & E. The subject parcel consists of approximately 1.05 acres, is zoned B-2 Community Retail and comprises of an approximate 13,700 square foot multi-unit professional office building, which was approved as part of a Planned Commercial Development in 2007 and included a variance for a parking deficiency of two parking spaces. As a condition of approval to the Planned Unit Development in 2007, medical offices were specifically listed as being prohibited due to the increased parking requirement associated with a medical office. As such, the applicant is requesting an Amendment to the Special Use Permit for a Planned Unit Development in order to allow a Pediatrician's Office to conduct business in a 2,500 square foot tenant space, which would result in an increase to the parking deficiency by four parking spaces.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Commercial Development with a total deficiency of six parking spaces on site for Pediatric Health Associates, Ltd. to operate a medical office at 260 S. Schmidt Road, Suites D & E.

DISCUSSION

Chairman Fletcher asked for clarification on the deficiency of parking spaces. Ms. Knapp stated that the size of the tenant space was allocated for a professional office, and when that square footage is now applied for a medical office the parking ratio increases by four parking spaces.

Motion Wright, second Alexander-Basta to close the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried, public hearing closed 8:20 p.m.

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

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried.

Motion Wright, second Schank to approve PC15.08

Approval of an Amendment to a Special Use Permit for a Planned Commercial Development with Variances and Adoption of Findings of Fact. Project No.: 408.15

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. JET BRITE CAR WASH, 549 E. BOUGHTON ROAD. JET BRITE SERVICE OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14

Motion Alexander-Basta, second Wright to open the public hearing continued from February 18, 2015.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried, public hearing opened at 8:22 p.m.

Planning and Zoning Administrator, Nicole Knapp, stated that the applicant was requesting a continuance due to the traffic study and concerns that the staff is reviewing and working through.

Motion Rashid, second Alexander-Basta to continue the public hearing to May 20, 2015.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried, public hearing continued 8:23 p.m.

NEW BUSINESS

FINAL PLAT OF RESUBDIVISION AND DEVELOPMENT CODE VARIANCES. BELLA VISTA SUBDIVISION. APPLICANT: HARTZ CONSTRUCTION COMPANY. PROJECT NO.: 447.06

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant Hartz Construction Company, Inc. is requesting approval of a Final Plat of Resubdivision and Development Code Variances in order to allow for a Resubdivision of two existing lots of record with associated variances from the Development Code. The existing subdivision, commonly known as Bella Vista, comprises approximately 21 acres, is zoned R-3 Single Family Residential, and as part of the approved Final Development Plan and Plat from 2007 and 2014. The applicant created four buildable lots and three outlots in order to develop a community consisting of 25 townhome buildings and a clubhouse, private streets, stormwater detention, and easements. The applicant is proposing a Plat of Resubdivision, which would consolidate two buildable lots of record (Lots 3 and 4) into one lot of record (Lot 1). Previously, Lot 3 had been created for two 32-unit condominium buildings and associated parking while previously Lot 4 had been created for a clubhouse and associated parking. At this time, Lot 1 would be created for the development of four single-story townhome buildings and a clubhouse. Access would remain the same from Bella Vista Boulevard via Bradford Place Drive and all easements would be provided accordingly. To develop the property in accordance with attached Plat of Resubdivision, the applicant is seeking the following variances from the Development Code, which are all consistent with variances approved for the remainder of the subdivision.

A Variance to reduce the minimum right-of-way width for private streets, a Variance to reduce the street width of local short streets, a Variance to reduce the radius of horizontal curves of local short streets, and a Variance to waive the requirement for public sidewalks on both sides of a street.

RECOMMENDATION

Staff recommends approval of a Final Plat of Resubdivision for Bella Vista Resubdivision, subject to the review and approval by the Director of Public Services and Development with the following:

1. A Variance to reduce the minimum right-of-way width for Balboa Circle (a private street) to zero feet.
2. A Variance to reduce the required street width of local short streets to 27 feet for Balboa Circle.

3. A Variance to reduce the required radius of horizontal curves for Balboa Circle to 50 feet.
4. A Variance to waive the requirement for a public sidewalk on both sides of Balboa Circle.

DISCUSSION

Chairman Fletcher questioned if there would only be sidewalks on one side of the street in the rest of the subdivision, if there was a 25 foot setback from curb line to the house, the width of the street in question and he also requested additional clarification on the reduction of the radius of horizontal curves. Commissioner Rashid asked if the street would go all the way to Veterans Parkway.

Village Engineer, Tom Pawlowicz, stated that the development was very tight, that since they were private streets this subdivision really did not have a front yard setback and that the buildings were already close to the curb. So, if sidewalks were added, they would be very close to the front door. He said that the street had a 90 degree bend at two corner which is very similar to other courts in Bolingbrook. He went on by stating that the street would be 27 feet and that there were no plans to extend the street to Veterans Parkway at this present time.

Ms. Knapp said that from the curb of Bella Vista Boulevard to the building wall of the clubhouse there would only be 25 feet.

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

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Pritikin

Motion carried.

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Alexander-Basta, second Schank to accept Plan Commission reports:

- PC 15.02 Approval of a Special Use Permit for a Planned Unit Development. Andrews Staffing, 595C N. Pinecrest Road. Applicant: Ashley Millan. Project No.: 403.15
- PC 15.03 Approval of a Rezoning from B-3 Highway Commercial to I-1 Limited Industrial, Special Use Permit for a Planned Industrial Development with Variances and Concept Plan. Veteran Lakes Business Park, 990 Veterans Parkway. Applicant: James Love, Distribution Realty Group, LLC. Project No.: 404.15
- PC 15.04 Approval of a Special Use Permit for a Planned Unit Development. Family Eye Care of Bolingbrook, 310 S. Weber Road. Applicant: Robert Quinn, Attorney. Project No.: 400.15
- PC 15.05 Approval of a Special Use Permit for a Commercial Recreation Facility. Gladiator Brazilian Jiu Jitsu Academy, 421-U N. Bolingbrook Drive. Applicant: Gideon Ray. Project No.: 401.15
- PC 15.06 Approval of a Special Use Permit for Extended Hours of Operation. Bulldog Ale House, 157 S. Weber Road. Applicant: Matt Ahmeti. Project No.: 402.15

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Fletcher wanted to thank the BCT volunteers for their time and dedication.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Wright, second Alexander-Basta to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:35 p.m.

CHAIRMAN

APPROVED

SECRETARY