

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
June 19, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:02 p.m., Wednesday, June 19, 2013.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, J.D. Rhoades, Vice Chair Mary Rennels

Absent: Commissioners Libby Runge, Calvin Wright, Rick Campos

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. 650 107TH STREET. APPLICANT: PAUL LOMBARDO, DREW 6, LLC. PROJECT NO.: 413.13

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

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Runge, Wright, Campos

Motion carried, public hearing opened at 8:04 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan to allow for the construction of two office/warehouse buildings on one lot of record at 650 107th Street. The subject site comprises 18.411 acres of land, is zoned I-1 Limited Industrial, and is located approximately 1,200 feet east of Joliet Road on the north side of 107th Street. Until recently, the subject site was part of a larger parcel, which was occupied by and commonly known as Marmon Keystone for over 30 years, which is located to the west and is now occupied by Alro Steel. Per the attached site plan, the applicant is proposing to develop two office/warehouse buildings. The easterly building would be a total of approximately 84,000 square feet, would have portions of the building (located closer to 107th Street) that would consist of a second story, and would be built as part of Phase 1 for the overall site development. The westerly building would be a single story building totally approximately 56,000 square feet and would be built as part of Phase 2 for the overall site development. A central access driveway would be provided from 107th Street, in addition to a secondary emergency access point near the northwest corner of the subject site leading into Alro Steel's property. Adequate parking for the easterly building would be provided at this time and parking associated with the western building would be provided at the time of its construction.

Landscape material to satisfy the Zoning Ordinance, including an irrigation system, would be provided within the front yard along the entire span of 107th Street, except the landscape material located west of the driveway entrance from 107th Street would be installed at the time the westerly building is constructed. Adequate detention would be provided offsite to the east.

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

1. A Variance to allow two (2) buildings on one site.
 - Per the Zoning Ordinance, only one building shall be located on a single zoning lot.
 - The applicant is proposing to construct two office/warehouse buildings. The easterly building would be approximately 84,000 square feet and the westerly building would be approximately 56,000 square feet.
 - Staff supports this variance as requested, since the proposed buildings would be part of a unified development for overall maintenance.

2. A Special Use Permit to allow truck/trailer storage.
 - Per the Zoning Ordinance, truck/trailer storage requires a Special Use Permit.
 - The applicant is requesting a Special Use Permit for the northern quarter area of the site in order to park trailers associated with the use of the easterly building. (See Variance #5)
 - The proposed trailer parking area would be surrounded by an eight (8) foot high chain link fence, as well as landscape material required per the Zoning Ordinance in the rear and side yard setbacks.
 - Staff supports the Special Use Permit as requested given that the area would not be visible from passersby on 107th Street or Joliet Road.

3. A Variance to reduce the required east side yard setback for pavement only.
 - In the I-1 Zoning District, the Zoning Ordinance requires a minimum side yard setback of ten (10) feet to the closest point of pavement.
 - The applicant is proposing an east side yard setback that tapers from fifteen (15) feet near the northern quarter of the site down to three (3) feet at the southern area of the site, thus resulting in a variance to the east side yard setback.
 - Given that the southern half the east side yard is adjacent to open land used for detention purposes and given that the east property line is not perpendicular to the front property line, Staff supports the variance as requested.

4. A Variance to waive the installation of a berm in the front yard setback.
 - Per the Zoning Ordinance a 2 ½ to 3 foot high berm is required within the front yard setback.
 - The applicant is requesting to waive the requirement to install said berm.
 - Given that all other properties located along 107th Street and the other nearby areas do not have berms due to the fact they were developed prior to being annexed into Bolingbrook and/or prior to the code being created, Staff supports the variance subject to all required plant material and an irrigation system being installed per the code.

5. A Variance to allow a gravel parking lot.
 - Per the Zoning Ordinance, every parking space, including access thereto, shall be constructed with an all-weather dust-free surface. This means that that parking areas cannot be constructed with gravel.
 - The applicant is requesting to provide gravel for the portion of the lot that is located west of the driveway entrance off of 107th Street until said time that the west half of the property is developed with a building, parking and truck maneuvering areas. The applicant is also requesting to provide a gravel parking area in the northern area of the site for trailer parking.

- Given that the entire site has been gravel for over thirty (30) years and since the trailer parking area would not be visible to passersby, Staff supports the variance as requested; subject to the west half of the site being designed and constructed per code at the time the westerly building is built.
6. A Variance to increase the width of a driveway.
 - Chapter 22 of the Municipal Code limits driveway openings (the throat) to a maximum width of thirty-six (36) feet and the Zoning Ordinance limits driveway (at the property line) to a maximum width of forty (40) feet.
 - The applicant is requesting to increase the driveway opening width to not exceed fifty (50) feet with a maximum width at the property line of seventy-five (75) feet for the entrance/exit off of 107th Street, which will provide access to a shared truck dock/loading area once both building are built.
 - Given that the center driveway entrance/exit will be shared by two 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, subject to an auto-turn template being review and approved by the Village Engineer.
 7. A Variance to waive the requirement for sod in the bottom of a detention pond.
 - Per Chapter 33 of the Municipal Code (Section 33-1407(G)1), detention ponds with bottoms flatter than 2% shall be sodded.
 - The applicant is requesting a variance to waive the requirement for sod and in lieu the applicant is proposing to install a significant under drain system, slope the ground a minimum of 1%, and then restore the area with an erosion control blanket and seed.
 - Staff supports this variance since we believe the under drain system and 1% slope will be sufficient to keep the pond bottom from becoming swampy and allow a healthy turf of grass to grow.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow for a two office/warehouse building development at 650 107th Street with the following:

1. A Variance to allow two (2) buildings on one site.
2. A Special Use Permit to allow truck/trailer storage per the attached plan.
3. A Variance to reduce the required east side yard setback to three (3) feet for pavement only.
4. A Variance to eliminate the berm within the front yard setback, subject to all required plant material and an irrigation system being installed within the required front yard setback.
5. A Variance to allow a gravel parking lot in the truck/trailer storage area per the attached plan.
6. A Variance to increase the driveway opening width not to exceed fifty (50) feet with a maximum width at the property line seventy-five (75) feet for the entrance/exit off of 107th Street, subject to review and approval of an auto-turn template by the Village Engineer.
7. A Variance to waive the requirement for sod, subject to the installation of a significant under drain system, sloping the ground a minimum of 1%, and restoring the area with an erosion control blanket and seed.

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

1. All of Staff's comments from the review memo dated June 10, 2013, being addressed.

2. Review and approval from the Director of Public Services & Development.

DISCUSSION

Chairman Fletcher questioned if the existing pond would be reconfigured. Commissioner Rhoades asked what the construction schedule would be. Vice Chair Rennels questioned what would happen to the variance for two buildings if one (1) building was sold. Commissioner Rashid asked if the applicant would have to come back before the Plan Commission before the western building is built.

Village Engineer, Tom Pawlowicz, stated that the existing pond met code at the time it was owned by Marmon Keystone, but that codes have changed and become stricter. He said the bottom of the pond will be lowered to get the extra volume and it would be completely re-done. Knapp responded that the applicant planned to build the eastern building later this year and the other building to follow. She stated that the tenant is known and that they would not have to come back before the Plan Commission when they are ready to proceed with the western building unless they created new variances. Knapp further explained that the current owner of the overall 18 acre site could sell the land under one of the buildings, but if they wished to sell property along with that, they would have to create a Plat of Subdivision thereby eliminating the need for said variance.

Motion Rashid, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Runge, Wright, Campos

Motion carried, public hearing closed 8:14 p.m.

Motion Vice Chair Rennels, second Schank to accept the recommendation of Planning Staff.

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Runge, Wright, Campos

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH A VARIANCE. FUTSAL EDGE, 401 REMINGTON BOULEVARD, SUITE A. APPLICANT: JIM UGARTE, FUTSAL EDGE. PROJECT NO.: 414.13

Motion Rhoades, second Rashid to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Runge, Wright, Campos

Motion carried, public hearing opened at 8:15 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility with a Variance to allow a commercial recreational facility with a parking variance at 401 Remington Boulevard, Suite A. The recreation facility would allow for three (3) indoor-fields in order to accommodate Futsal, Floor-ball, and Pickle-ball commonly known as Futsal Edge at 401 Remington Boulevard, Suite A. The hours of operation would be Monday through Friday 8:00 a.m. to 10:00 p.m., Saturday and Sunday 8:00 a.m. to 6:00 p.m. Per the applicant, Futsal Edge

would have approximately 3-5 employees. This building currently functions as an office warehouse with very light truck traffic (only has three (3) exterior dock doors), which should not result in any negative and/or safety impacts to either tenants or visitors of the buildings. Parking is currently not adequate on site for the proposed use in conjunction with the existing office/warehouse tenant, so that applicant is proposing to add approximately 30 parking spaces in order to better accommodate the site; however, still resulting in a parking variance of 34 spaces. Given that the majority of the commercial recreation facility would be used after 5:00 p.m. during the week and again on weekends when the office/warehouse is not in use, Staff supports the variance as requested. Additionally, each of these sports and/or fields does not function every day, all day, all year long due to obvious weather associated with the seasons of the calendar year.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility commonly known as Futsal Edge to be located at 401 Remington Boulevard, Suite A, with a parking deviation of 34 spaces, subject to approximately 30 parking spaces being added per the attached plan.

DISCUSSION

Chairman Fletcher questioned if there was currently a certain number of parking spaces allotted to the office/warehouse space, if all fields would be active at one time, and on average the number of office employees that are present. Commission Schank asked if parking would conflict with the trucks in the dock area. Commissioner Rashid asked if the applicant considered putting Cricket in the facility, if this was the first facility of its type in Illinois, and why they chose Bolingbrook.

Knapp stated it would be up to the property manager if they would like to put up signs for the 10-15 spaces that would be designated for the office staff. She said that they calculate parking gross as if both facilities would be functioning at the same time, and that is why there is a parking deviation. She went on by stating that the current tenant could move out and another office user move in, so there would be no way of knowing how many employees are present on average. She said that at this time there are very few cars and that the office component of the facility is small that the majority is warehouse space. She also stated that the truck docks associated with the proposed tenant space area would not be in use, so Staff would work with the applicant to alter the proposed parking plan if necessary.

Jim Ugarte, 1357 Rosemary Drive, Bolingbrook, IL, sworn. Mr. Ugarte stated that not all fields would be active at one time, and this was the first facility of its type in Illinois, that they picked this building because they felt Bolingbrook was the perfect location. He also said that they currently do not offer Cricket and was aware that it is currently offered at the Dome on Bolingbrook Drive, but that he has discussed on bringing a Cricket team to the facility.

Motion Rashid, second Dombrow to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels,
Chairman Fletcher

NAYS: None

ABSENT: Commissioners Runge, Wright, Campos

Motion carried, public hearing closed 8:24 p.m.

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

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels,
Chairman Fletcher
NAYS: None
ABSENT: Commissioners Runge, Wright, Campos
Motion carried.

NEW BUSINESS

DEVELOPMENT CODE VARIANCE. PETERBILT, 535 E. SOUTH FRONTAGE ROAD. APPLICANT: PAUL LOMBARDO, DREW ENTERPRISES. PROJECT NO.: 415.08

Village Engineer, Tom Pawlowicz, presented the request. Recently, the applicant, Paul Lombardo, acquired approximately half of an acre of land from the parcel west of his property at 535 E. South Frontage Road. Mr. Lombardo will be using this half acre land to expand the parking lot for his tenant Peterbilt Trucks. The former owner had planted a number of Austrian Pine trees to screen his building. Some of these trees are in the middle of the new parking lot expansion and cannot be avoided. Other Austrian Pine trees are located in the Frontage Road right-of-way like parkway trees. The applicant wishes to also remove these trees and replace them with more typical ornamental trees and not overstory trees as previously thought due to overhead power lines located above the area. Also, to give Peterbilt better visibility. The plan requires a variance from Section 30-415(c) of the Development Code to remove 100% of the existing trees on this site.

RECOMMENDATION

Staff supports variance as requested.

Motion Vice Chair Rennels, second Rhoades to accept the recommendation of the Village Engineer.

AYES: Commissioners Dombrow, Rashid, Rhoades, Schank, Vice Chair Rennels,
Chairman Fletcher
NAYS: None
ABSENT: Commissioners Runge, Wright, Campos
Motion carried.

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rhoades, second Vice Chair Rennels to accept Plan Commission reports:

- PC 13.14 Approval of a Special Use Permit for a Planned Unit Development. Music Solutions, LLC., 490 Woodcreek Drive. Applicant: Ron Lukowski, Music Solutions, LLC. Project No.: 409.13
- PC 13.15 Approval of a Special Use Permit for a Planned Unit Development to allow Auto and Truck/Trailer Store/Supplies, Repair/Installation, Service and Storage. Wingfoot Commercial Tire Systems, 4 Timber Court. Applicant: Bobby Kirk, Wingfoot Commercial Tire Systems, LLC. Project No.: 410.13

PC 13.16 Approval of Special Use Permit for a Commercial Recreational Facility. Accrodazzle Athletics, 181 W. Crossroads Parkway, Suite F. Applicant: Brandon Macias, Accrodazzle Athletics. Project No.: 411.13

PC 13.17 Approval of a Text Amendment to the Zoning Ordinance. Articles 1 through 15 for the purpose of addressing the discretionary authority of the Planning and Zoning Administrator and for regulating off-street parking and pergolas. Applicant: Community Development Department. Project No.: 412.13

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

Commissioner Rashid invited everyone to go and see how Cricket is played. He stated there was a charity event going on June 22, 2013 from 8:00 a.m. to 6:00 p.m. behind Pioneer Elementary School. He stated different food vendors would be there, along with the media, and that it would be free to the public.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Vice Chair Rennels, second Rhoades to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:31 p.m.

CHAIRMAN

APPROVED

SECRETARY