

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
June 24, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, June 24, 2015.

ROLL CALL

Present: Commissioners Terri Bethune, Talat Rashid, Mary Alexander-Basta, Calvin Wright, Rick Campos, Chairman Fletcher

Absent: Commissioners Lon Schank, J.D. Rhoades, Vice Chair Seymoure Pritikin

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

**SPECIAL USE PERMIT FOR TRUCK AND AUTOMOBILE RENTAL SERVICE.
ENTERPRISE LEASING COMPANY OF CHICAGO, LLC. 80 E. OLD CHICAGO DRIVE.
APPLICANT: GREG TOSTE, ENTERPRISE HOLDINGS LLC. PROJECT NO.: 413.15**

Motion Rashid, second Wright to open the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

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

Planning and Zoning Administrator, Matt Eastman, presented the request. Enterprise Leasing Company of Chicago, LLC is requesting a Special Use Permit for Truck and Automobile Rental Service in order to allow an Enterprise truck and automobile rental facility at 80 Old Chicago Drive. The subject parcel consists of approximately 1.045 acres, is currently zoned B-3 Highway Commercial and comprises of an approximate 10,500 square foot auto use related building. The applicant is requesting a Special Use Permit in order to allow two of their business lines, Truck Rental branch and Car Rental branch, to conduct business in approximately 7,500 square feet of the building. The portion of the building that the applicant is planning to occupy consists of a large open office area, as well as five garage bays, which will allow them to clean their rental vehicles. Per the applicant, the garage bays will primarily function for vacuuming and washing the trucks and cars. Oil changes and other rental vehicle maintenance will be taken to a local automotive repair shop and not take place onsite. Per the applicant, they will offer a variety of truck and van fleet that range from 26-foot box trucks down to 12-foot box trucks, including full size pick-up trucks and cargo vans. Per the applicant, they plan to store between 10 to 15 trucks, in

addition to five to 10 cars onsite. Per the applicant, the hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Friday from and 9:00 a.m. to noon on Saturday.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Enterprise Leasing Company of Chicago, LLC to operate a Truck and Automobile Rental Service at 80 E. Old Chicago Drive, subject to vehicle maintenance, repair and/or auto body being performed off-site.

DISCUSSION

Chairman Fletcher questioned if Enterprise would still keep their current location in town, if they would clean vehicles from both locations and if it unusual to have two locations within the same municipality. Commissioner Rashid asked if they would perform oil changes.

Mr. Eastman answered affirmatively to having both locations in town and that the vehicles would only be washed at this location for this location and that any oil changes would be done offsite.

Greg Toste, Lombard, IL, sworn. Mr. Toste stated he was very excited to have a second location in Bolingbrook, that the future location would service Bolingbrook and the surrounding communities for truck rentals. He reaffirmed that this location would only be used for washing the vehicles and that it is not unusual to have multiple locations in one municipality. He went on by saying that the size of Bolingbrook and its geography spread it made sense to have two locations. Enterprise from a car rental side is within 15 minutes from 90 percent of the population in the United States, that they have 7,000 locations across the country which they consider home city markets.

Motion Wright, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

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

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

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.11 Approval of a Special Use Permit for Truck, Automobile Rental Service and Adoption of Findings of Fact. Project No.: 413.15

Motion Alexander-Basta, second Wright to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES, PRELIMINARY DEVELOPMENT PLAN OVERALL, FINAL DEVELOPMENT PLAN OF BUILDINGS 1-3 AND PONDS, FINAL PLAT OF SUBDIVISION AND PLAT OF VACATION. FOUNTAIN SQUARE COMMERCE CENTER, NWC OF REMINGTON BOULEVARD AND SCHMIDT ROAD. APPLICANT: AMY RZEPKA, CONOR COMMERCIAL REAL ESTATE, LLC. PROJECT NO.: 412.15

Motion Bethune, second Wright to open the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting Special Use Permit for a Planned Industrial Development with Variances, Preliminary Development Plan Overall, Final Development Plan of buildings 1-3 and associated ponds, Final Plat of Subdivision, and Plat of Vacation in order to construct a multi-building office distribution business park at the northwest corner of Remington Boulevard and Schmidt Road. The subject area of land comprises of two lots of record totaling 70 acres, is currently zoned O-1 Limited Office, and is impressed with a Special Use Permit for a Planned Development from 1989 to allow the property to be used as both Industrial warehousing and manufacturing. The applicant is proposing to develop a 955,000 square foot business park, similar to Remington Lakes Business Park located to the west, which would include five buildings, three outlots for detention purposes, and a two acre recreational park-like area at the hard corner of Schmidt Road and Remington Boulevard. With the exception Lot 2, vehicular parking spaces to satisfy the code would be provided on each lot. A full access drive for both trucks and automobiles would be provided from Remington Boulevard located near the west side of the site, in addition to a right-in/right-out along Remington Boulevard near the east end of the site. A full access point would be provided from Schmidt Road located near the northeast corner of the site, as well as a right-in/right-out from Schmidt Road located at the southern end of the site. The traditional three foot high, undulating berm, which would normally be provided along the entire length of Remington Boulevard, would not be provided given the location of the detention ponds along Remington Boulevard. Given that the automobile parking spaces located on the east side of Lot 3 are at least three feet below the right-of-way line of Schmidt Road, a three foot high berm along Schmidt Road is not required. An irrigation system and plantings that exceed the code would be provided within the front yards along both Remington Boulevard and Schmidt Road. A landscape berm that would be approximately 10 feet in height, including a six foot high privacy fence on top of the berm, would be provided along the entire span of the north property line. The Plat of Subdivision would create five buildable lots of record, as well as 38 outlots. Lots one through five would be created for future development of office/warehouse/distribution buildings, Outlots A would be created for a common drive aisle throughout the business park, Outlots B & C would be created adjacent to Remington Boulevard for stormwater management purposes, and Outlot D would be created along the north property line for a bermed/landscape area. Outlots E though LL would be created for future dedication to each of the residential lots immediately abutting the north property line of the subject site, would span the entire lot width of each residential lot and would be approximately 30 feet in depth. Associated easements would be vacated. A Plat of Vacation is being provided for the existing right-of-way commonly known as

Gleneagle Lane, which is located between lots 36 and 37 of Bloomfield Village Unit 4. The existing right-of-way to be vacated is 30 feet in width and would be equally dedicated to the land owners of Lots 36 and 37. To develop the property in accordance the applicant is requesting eight variances.

A Variance to reduce the required setback for pavement only. The applicant is proposing to reduce the setback to range between three to five feet for several locations throughout the business park for pavement areas that are adjacent to outlots used for detention or green space areas or areas adjacent to outlots used for common drive aisle purposes. The reason for the reduced setback areas would be to accommodate the curvilinear design of the common drive aisle that meanders throughout the business park and/or to accommodate staggering property lines. Staff supports the variance as requested given that each of the reduced areas are for pavement only and since the areas are for the most part within the interior of the development and not along the primary front yards along Remington Boulevard and Schmidt Road or adjacent to the residential homes to the north. Furthermore, Staff supports the variance as requested subject to all the landscape material being installed per the Landscape Plan.

A Variance to reduce the required number of parking stalls. Lot 1 is over parked by approximately 45 parking spaces; however, the remaining four lots are deficient between 20 to 50 spaces each. Staff supports a variance for Lot 2 to have a parking deficiency of 30 parking stalls, subject to a Landbank Parking Agreement being approved by the Village Board of Trustees that illustrates 20 landbank stalls on Lot 2, 22 landbank stalls on Lot 3, 33 landbank stalls on Lot 4 and 54 landbank stalls on Lot 5. As part of the approved Landbank Parking Agreement, dead-end parking layouts shall be prohibited and all other parking lot design codes shall be met.

A Variance to allow two development signs on one lot, as well as off-premise signs. The applicant is proposing to install two monument style, entry feature signs that would be located on Outlot C at the corner of Remington Boulevard and Schmidt Road, as well as on Outlot A within the center boulevard feature for the western most entrance off of Remington Boulevard. Each of these two signs would have sign panels, which display business names for business within the overall development; however, technically not located on the actual lot that the sign is displayed. The applicant is also proposing to install two monument style development signs on Lots 2 and 3 due to limited access for Lots 2 and 4. Staff recommends approval of each variance as requested.

A Variance to allow the creation of lots that do not have frontage upon a public right-of-way. The applicant is proposing that Lots 1 and 2, plus each of the Outlots identified as lots E through LL to not have direct frontage upon a public right-of-way. Staff supports the variance for due to the fact that the private access aisle located within Outlot A will provide access to Lots 1 and 2 from Remington Boulevard, as well as secondary access will be provided from Schmidt Road. There is no need for Outlots E through LL to have frontage on a public right-of-way, since the intention is to dedicate each of the outlots to the residential properties located directly adjacent to each said Outlot.

A Variance to allow a wet bottom pond with less than 25 percent of the pond at a 10 foot depth and a Variance to increase the fluctuation of a pond.

A Variance to increase the radius of the exit/entrance off of Remington Boulevard. The applicant is requesting a variance to allow a 60 foot wide radius for the main entrance located along Remington Boulevard.

A Variance to remove more than 50 percent of the trees onsite. Per a Tree Survey, five trees exist on the site and the applicant is requesting to remove more than 50 percent. Staff supports the variance as requested, subject to the required number of replacement trees are provided.

RECOMMENDATION

Staff further recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow a multi-building office distribution business park consisting of 70 acres of land located at the northwest corner of Remington Boulevard and Schmidt Road, and commonly known as Fountain Square Commerce Center with the following:

1. A Variance to reduce the required setback to between three to five feet for pavement only as identified on the attached set of plans, subject to all the landscape material being installed per the attached Landscape Plan.
2. A Variance to reduce the required number of parking stalls on Lot 2 by 30 spaces, subject to a Landbank Parking Agreement being approved by the Village Board of Trustees that illustrates 20 landbank stalls on Lot 2, 22 landbank stalls on Lot 3, 33 landbank stalls on Lot 4 and 54 landbank stalls on Lot 5, and subject to dead-end parking layouts being prohibited and all other parking lot design codes being met.
3. A Variance to allow two development signs on one lot, as well as off-premise signs, subject to the signs being installed per the attached Sign Plan Exhibit.
4. A Variance to allow the creation of lots that do not have frontage upon a public ROW per the attached Plat of Subdivision.
5. A Variance to allow pond #2 to have a depth of five feet and pond #3 to have a depth of eight feet.
6. A Variance to increase the fluctuation of a pond #1 to 5.2 feet and of ponds #2 and #3 to six feet.
7. A Variance to increase the radius of the exit/entrance off of Remington Boulevard to 60 feet per the attached Final Development Plan.
8. A Variance to remove more than 50 percent of the trees onsite, subject to all required replacement trees being installed.

Staff recommends approval of a Preliminary Development Plan Overall, Final Development Plan of buildings 1-3 and ponds, Final Plat of Subdivision, and Plat of Vacation, subject to:

- a) All Staff comments from the plans submitted May 15, 2015, being addressed.
- b) All park design modifications agreed upon by Conor Commercial Real Estate in a letter of agreement dated February 23, 2015, shall be met.
- c) Review and approval from the Director of Public Services and Development.

DISCUSSION

Commissioner Bethune asked if when deeding the property to the homeowners would that property have any easements and if trucks were allowed to enter or exit through the north entrance closest to the residential area. She also questioned if in the main entrance off of Remington Boulevard was only a right-in right-out or if trucks would be able to cross and if there is a possibility for a traffic signal.

Commissioner Alexander-Basta questioned if the exterior lighting in the parking lot would affect the residential area and the traffic flow.

Chairman Fletcher asked if the property owner would have the option to accept the property to be deeded and if there were other full access areas from Schmidt Road to this location or any other breaks in the median. He also questioned at what point the berm and park-like feature would be constructed.

Commissioner Rashid questioned if trucks would enter after midnight.

Mr. Eastman stated that easements may be in the property deeded and that they are permanent, and that the north entrance is for automobiles only. He said the entrance off of Remington Boulevard was full access and that there was no traffic signal being proposed. He stated that if the majority of the residents choose not to have the property deeded, than it would not get deeded to anyone. He also stated there was an additional break in the median and the construction of the berm and park would be in phase one. Mr. Eastman explained that any industrial building could operate 24 hours. That the nearest points of truck docks to the nearest home vary from 236 to 400 feet away. He stated there is currently an Industrial Park to the west that is closer to the residential homes than the proposed Business Park.

Tom Pawlowicz, Village Engineer, stated that there was a commercial lighting code and that the developer had not requested any variances to not follow it. He said the lighting would either be high pressure sodium or LED and that the code requires the light to shine down and not sideways. He also stated the pole lights were approximately 20 to 25 feet high. He stated the applicant had a traffic study done and that during the peak hours of the day there would be a little of a wait to make a right turn from the property. When doing the traffic study they included having all five buildings completely built-out.

Cameron Trefoy, Oak Brook, IL, sworn. Mr. Trefoy stated this development was being planned as a Class A Business Park. That the intention was to attract top tier tenants. He said the buildings were designed to be institutional grade buildings so they would be suitable for institutional investment portfolios to purchase. He explained that there would be a two acre recreational park with benches, water features, and sidewalks. He said the detention basins would have two water features per detention basin. He said they are doing everything possible to provide screening to the residential area, that some of the landscape will be 10 feet high when planted. He said one key feature of the design of this park is that it was intentionally designed so that all the offices front faces out. He also said that all truck traffic would be restricted to the southeast entrance off of Remington Boulevard, and that there would be signs on the northeast entrance to the site that indicate no truck entrance. Mr. Trefoy explained that the buildings would be built out of insulated precast and would include more enhanced architectural features. He said they would have over 15,000 new plantings, 1,000 being trees, 5,500 shrubs and the remainder would be annual and perennial ground plantings.

Chairman Fletcher asked if property maintenance would be responsible for maintaining the berm and the park-like feature.

Mr. Trefoy responded affirmatively.

Darryl Parks, Bolingbrook, IL, sworn. Mr. Parks asked what the office hours of operation would be, if property taxes would go up if the property behind them would be deeded to them, why it would be 30 feet and not more or less. He also asked if there had been any studies pertaining to fumes and noise, and if there would be lights in the back of the buildings. He also mentioned that he has noticed empty industrial buildings around town and that he did not think more should be built until the others are filled.

James Fitman, Bolingbrook, IL, sworn. Mr. Fitman questioned when construction would start. He said his concern was that once construction starts there would be a big mouse and rat infestation in all the houses on Rebecca Lane. He asked how diesel fumes and noise would be prevented from traveling through their windows and if the ponds would be filtered. He also asked what the buildings would be storing, and would like to suggest to have the EPA do a study on the fumes. He later asked if the property owners would be forced to accept the property deeded.

James Sampson, Bolingbrook, IL, sworn. Mr. Sampson stated that this property was a floodplain, that when the pond by the Hospital overflows it runs onto Schmidt Road and into this vacant property. He said once the proposed buildings are built there will be more water and nowhere for it to go. He also asked if this would be light or heavy industrial.

Terry Jay, Bolingbrook, IL, sworn. Ms. Jay asked what was the projected time on when construction would start and the duration of the construction of the buildings. She said she had a safety and security concern. She wanted the applicant to consider installing a fence higher than 10 feet high. She also asked in case of an emergency how the vehicles would exit.

Mr. Eastman stated that staff would work with property owners and developers in regards to the deeding of the property. He said if the majority of the residents do not want the additional property then the developer would keep it. He explained that the fence that is proposed would be installed on top of the berm, which then would be 16 feet off of the grade.

Mr. Pawlowicz said flood lights were strictly forbidden in the code, that he did not have any concerns on the lights shining in to the residential area. He also mentioned he has lived in Bolingbrook for over 29 years and he is aware of the water that is held in this property. He said since the hospital was built the pond has been made larger, and that since that has occurred the pond has not overtopped. He explained that a new storm sewer would be installed at the toe of the berm to pick up all water flowing off of the properties, and that he felt satisfied with the investigation of the drainage in this property.

Chairman Fletcher commented that Bolingbrook has a much lower vacancy rate than neighboring towns.

Mr. Trefoy stated there was no limit to the hours of operation, but that not all tenants would be a 24 hour operation. He said typically users in buildings like this may have components of the warehouse that would have 24 hour warehouse, but normal office hours of eight to five. He explained that they want to keep the fence and berm under park control, hence why it would be 30 feet to be deeded to the residential properties. He said once everything

is approved the plan is to start site work in August and once the building permit is achieved it would be a ten month process to build the first phase.

Chairman Fletcher questioned the type of vegetation that would be installed along the berm area.

Mr. Trefoy stated they would plan drought tolerant and native plantings. He said the plan is to plant 576 trees along the berm, of those there would be 343 evergreens, 185 ornamental and 48 shade trees.

Mr. Sampson stated he did not want to see a berm with dead trees, he reiterated that evergreens die easily because of truck fumes. He also stated there should be a research on the type of trees planted so they will live longer.

Mr. Parks asked potentially how long it will take to complete all phases of the project.

Amy Rzepka, Rosemont, IL, sworn. Ms. Rzepka explained the phases of development. She stated that the first phase was not dependent on occupancy. The first phase includes three buildings and the fourth building to follow soon after. She said they are expecting to have them all complete by summer 2016, and that the fifth building which is closest to the east edge of the property would remain vacant until there is a potential user.

Mr. Trefoy explained that there would be actual detrimental effects of pollution to planting and trees in an urban environment. There would be some diesel trucks and fumes; however most of the damage seen along roadways is due to the salt. He went on to explain that they have contracted a landscape architect who is very aware of all the local codes, and will be selecting appropriate plantings for this site. He said it is in the best interest of the developer to plant trees that will thrive and not have to be re-planted. He also explained that the density of the plantings along north property line serve purpose of noise mitigation as well as some mitigation for fumes.

Ms. Jay questioned if they had a proposed or projected tenant.

Mr. Rzepka said that at this time the buildings that will be built were speculative buildings. She said they had not been marketing the property as they had not received entitlement approval. She explained that 70 percent of this project would be distribution and 30 percent assembly production.

Mr. Eastman stated the Fire Marshall had reviewed all the plans and at this point they were meeting all life safety codes.

Mr. Parks had concerns regarding flooding in the basement due to the development. He asked if the Village or Developer would help if that were to happen.

Chairman Fletcher stated that the land in Bloomfield Village Subdivision was positioned higher in topography than this property, and he saw it inconceivable that the basements could flood due to this development.

Mr. Pawlowicz stated that Chairman was correct, but if for any reason after the development his basement were to flood to contact him regarding that matter.

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

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing closed 9:37 p.m.

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

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.12 Approval of a Special Use Permit for a Planned Industrial Development with Variances, Preliminary Development Plan, Final Development Plan, Final Plat of Subdivision, Plat of Vacation and Adoption of Findings of Fact. Project No.: 412.15

Motion Wright, second Bethune to accept the Findings of Fact.

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 SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14

Motion Wright, second Bethune to open the public hearing continued from May 20, 2015

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing opened at 9:39 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant Jet Brite Car Wash, Inc. is requesting approval of a Final Plat of Subdivision, Final Development Plan, and a Special Use Permit for a Planned Commercial Development with Variances in order to subdivide two lots of record into four lots and to construct a Jet Brite Car Wash and office building which includes a showroom, with associated variances. The overall subject area, commonly known as Boughton Road Commons, comprises approximately 7.55 acres of land and is currently vacant. On September 17, 2014, Staff recommended that all public testimony pertaining to the site be heard and the project be continued in order for all concerns in regards to traffic and safety be properly addressed by the applicant. Over the past several months, Staff has analyzed three traffic studies while working with the applicant to finalize traffic patterns, as well as overall volume of automobiles onsite, with respects to exiting the site and how that would in turn affect

neighboring properties and the nearby traffic signal at Preston and Boughton Roads. Given the findings in said traffic studies, Staff has determined that the aforementioned traffic signal would still operate at an acceptable level of service with the anticipated additional traffic. The applicant is proposing to create a mirror-image of the site plan previously presented in an effort to lessen the burden the overall development would potentially have on the surrounding properties. As a result of flipping the site plan for the proposed car wash from the east to the west side of the subject property, there have been a few minor modifications to the Final Plat of Resubdivision. The Final Plat of Subdivision would subdivide two lots of record into four lots of record. Lot 1 would be approximately 1.596 acres in size, would be created for future office/commercial development and access would be provided via a shared access point off of Boughton Road to the north and from Kildeer Drive to the south. Lot 2 would be approximately 2.445 acres in size, would be created for the development of Jet Brite Car Wash and share the same points of access as Lot 1. Lot 3 would remain approximately 1.36 acres, would be created for the development of Jet Brite Services Office building and would have two points of access of Kildeer Drive to the north. Lot 4 would remain approximately 0.92 acres, would be created for future office/commercial development and would obtain access off of Kildeer Drive. Newly dedicated easements for utilities and cross access would be provided accordingly. The applicant is still proposing to develop a 5,985 square foot car wash building with 3-stacking lanes and pay booths located on the north side of the building for vehicles to move through the 170 foot long tunnel in a west to east direction. A revised site plan shows, approximately 38 vacuums stations which, would be offered for free and would be covered by a decorative canopy with each vacuum tunnel encased with a brick column. Per the applicant, the car wash would remain open seven days a week from 7:00 a.m. to 9:00 p.m. and would employ approximately 10 employees with no more than three working per shift. The employees would be there to guide the customers onto the conveyor, continually clean and maintain the vacuum area as well as guide traffic and assist any customers who may have questions. Per the Zoning Ordinance, a car wash must provide a minimum of 20 stacking spaces for each washing rack. The applicant is proposing to provide 30 stacking spaces in addition to disabled parking spaces and employees parking spaces. All required landscaping, including a berm and irrigation system along Boughton Road, Preston Drive and Kildeer Drive would be installed per the Zoning Ordinance requirements. Detention would be provided via an offsite pond, which would be owned and maintained by the applicant. The applicant is also proposing to develop a 14,880 square foot office building, which would include a 1,090 square foot showroom, a 2,445 square foot office and an 11,345 square foot warehouse as part of the distribution center. Per the Zoning Ordinance, the minimum number of required parking stalls for the proposed office building would be 26. The applicant has provided 17. All required landscaping, including a berm and irrigation system along Kildeer Drive would be installed per the Zoning Ordinance requirements. To develop the property in accordance with the attached site plans for Lots 1 and 3, the applicant is requesting the following Special Use Permits and Variances from the Zoning Ordinance and Development Code.

A Special Use Permit to allow a car wash. Staff supports the use as requested. A Variance to reduce the number of parking spaces. The applicant is proposing 17 parking spaces, which is a deficiency of five spaces. The nature of the building which would allow for a reduced number of parking stalls. Staff supports the variance as requested.

RECOMMENDATION

Mr. Eastman requested a continuance to the July 15, 2015 Plan Commission meeting, in lieu of the site plan alteration. He stated he wants to give the Commissioners more time to analyze what was being proposed.

DISCUSSION

Chairman Fletcher commented that he thought the mirror image and new layout of the development was a wonderful addition to the plan. He stated that in his opinion traffic should work better in the overall neighborhood. He said in order to maintain a good appearance of a business having the owner onsite and having this location as a show place for his customers makes him believe the site will be an immaculate facility, in addition the numerous ways the applicant as a resident of Bolingbrook has been making a huge commitment to this community, but also will be going above and beyond on a number of facets on this proposed development. Chairman Fletcher questioned the landscaping of the office and warehouse he wanted to know what the appearance of the property line to the south would be and if any ground plants were required in addition to the trees. Commissioner Alexander-Basta asked approximately how many cars it would take before Boughton Road would back up.

Mr. Eastman presented the commission with a board detailing the south elevation. He explained there would be no signage and that the applicant would provide the transitional landscaping that would be required per code in between the property line and the buildings he explained that a mixture is not required in the rear of the property only the front yard. He went on to say that the applicant was proposing a deceleration lane so traffic would probably not back up on Boughton Road.

Dave Dalesandro, Bolingbrook, IL, sworn. Mr. Dalesandro wanted to thank staff for helping him through this long and difficult process. He said staff has been very dedicated and a lot of help. He explained that he is involved in two types of businesses that surround a car wash. He said not only does he own and operate these exterior express car washes he also is one of the largest suppliers of car wash equipment in the market. He said they sell and install the equipment in other car washes and help with the construction of a car wash. He mentioned they are not the only supplier, but they were one of the biggest. He stated they would like to move their headquarters to Bolingbrook. He commented that the equipment sold in his business would be a taxable sale, and that he has been in business since 1984. He said this would be developed on 2.5 acres and that typically a car wash is developed in less than an acre of land. He explained they do traffic management, and that they were uniquely situated to control traffic.

Motion Wright, second Bethune to continue the public hearing to the July 15, 2015 meeting.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing closed 10:06 p.m.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chairman Fletcher wanted to thank the BCT volunteers for their time and dedication. He also wanted to invite everyone to the 4th of July celebration that would be held in the Bolingbrook Golf Course.

COMMISSIONER’S REPORT

Commissioner Rashid said that this month was the Holy month of Ramadan, and he wanted to take opportunity to say Happy Ramadan to all the Muslim community living in Bolingbrook.

PLANNING DEPARTMENT REPORT

Mr. Eastman wanted to let the commission know that Ms. Nicole Knapp has left the Village of Bolingbrook as her husband pursues a new career in Florida. He explained she was upset she was not able to attend this meeting, but wanted to extend her thank you to all of the commission for the past 15 years of her service. He said she has developed a lot of good relationships with the commission members.

Chairman Fletcher said he appreciated all the efforts of Ms. Knapp over the past 15 years. He went on by stating she was a huge assistance to him in both capacities of the Zoning Board of Appeals and the Plan Commission. So he wanted to thank her for all her service and wish her well in Florida.

ADJOURNMENT

Motion Bethune, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Fletcher adjourned the meeting at 10:09 p.m.

CHAIRMAN

APPROVED

SECRETARY