

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
August 21, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, August 21, 2013.

ROLL CALL

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

Absent: None

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

Press: None

APPROVAL OF MINUTES

Motion Vice Chair Rennels second Rhoades to approve Minutes of the May 15, 2013, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

REZONING FROM E-R ESTATE RESIDENCE TO I-1 LIMITED INDUSTRIAL AND A SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT. SOUTHEAST CORNER OF VETERANS PARKWAY AND FRONTAGE ROAD. APPLICANT: TED STYRCZULA. PROJECT NO.: 406.13

Motion Rashid, second Schank to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:02 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 in order to rezone the property upon annexation and to allow existing site conditions and land uses to remain. This property is located on the southeast corner of Veterans Parkway and Frontage Road, and upon annexation the future address would be 675 W. South Frontage Road. The applicant is seeking approval of a rezoning for the above-referenced property from E-R Residential to I-1 Limited Industrial, which is part of a petition to annex. Whenever the property is annexed into the Village it is initially classified E-R Estate Residential necessitating a rezoning to a more appropriate zone. In this instance the appropriate classification is I-1 Limited Industrial since most of the surrounding properties are so zoned. The applicant is also requesting approval of a Special Use Permit in order to allow existing site conditions such as example gravel parking lot, chain link fence in front yard, non-conforming setbacks, etc. and land use, including outdoor storage of trucks/trailers and the sale and rental of trucks/trailers, to continue for a period of 15 years. An access drive exists near the northeast corner of the property.

RECOMMENDATION

Staff recommends approval of rezoning from E-R Estate Residential to I-1 Limited Industrial for the property located at the southeast corner of Veterans Parkway and Frontage Road, subject to the approval of the annexation and annexation agreement.

Staff further recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow existing site conditions and land use, including outdoor storage of trucks/trailers and the sale and rental of trucks/trailers, to continue for a period of 15 years, subject to the approval of the annexation and annexation agreement.

DISCUSSION

Vice Chair Rennels questioned what would happen with the Special Use Permit regarding the existing conditions and land use after 15 years. Commissioner Campos questioned the future Bolingbrook address and the relation to the southeast corner of Veterans Parkway and Frontage Road.

Ms. Knapp stated that if the site has not been permanently developed within the 15 year period and the applicant wishes to extend the Special Use Permit to allow the existing conditions and land use to remain as is, the applicant would be required to amend the Special Use Permit and Annexation Agreement at that time. She also responded that the subject site was at the southeast corner of Veterans Parkway and Frontage Road; however, the address would be based off the 9-1-1 response grid.

Motion Rhoades, second Runge to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:06 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF RESUBDIVISION. HILTON GARDEN INN, 135 REMINGTON BOULEVARD. APPLICANT: SUHAS PATEL, V & S PROPERTY MANAGEMENT LLC. PROJECT NO.: 408.13

Motion Wright, second Rhoades to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:07 p.m.

Planner Matt Eastman presented the request. The applicant is requesting approval of a Final Plat of Resubdivision, Final Development and a Special Use Permit for a Planned Commercial Development with Variances in order to subdivide two lots of record into three lots and to construct a Hilton Garden Inn Hotel with associated variances which is located at 135 Remington Boulevard. The overall subject area, commonly known as Bolingbrook Business

Park Unit 8, comprises approximately 8.129 acres of land and is currently vacant. The subject site, to be developed with a Hilton Garden Inn Hotel, comprises approximately 6.455 acres, is currently zoned B-4 Community Urban Redevelopment and is located on the south side of Remington Boulevard, immediately east of Hampton Inn & Suites Hotel.

For the Final Plat of Resubdivision Lot 7B would be approximately 3.251 acres in size, would be created for the future Hilton Garden Inn, and access would be provided from Frontage Road and from Remington Boulevard via a shared access drive with Hampton Inn & Suites. Lot 7C would be approximately 3.204 acres in size, would be created for future commercial development, and access would be provided from Frontage Road and from Remington Boulevard via a shared access drive with Springhill Suites. Lot 7D would increase in size to 1.674 acres and would be covered with a stormwater management easement. Newly dedicated easements for utilities and cross access would be included.

The Final Development Plan the applicant is proposing to develop a 32,825 square foot 5-story hotel which would have 129 rooms and have approximately 50 employees. Access to the subject property would be via a two-way shared access drive from both Remington Boulevard to the northwest and Frontage Road to the southeast. The plan also illustrates a 20 foot wide canopy located in front of the hotel main entrance for the purposes of customer drop off and pick up. Per the Zoning Ordinance, the minimum number of required parking stalls would be 180. The applicant is proposing to install 162 parking stalls onsite and have a shared parking agreement in place with Hampton Inn & Suites providing an additional 24 parking stalls to the south. Based on the orientation and design of the building, wall signage would be permitted on the southwest, southeast and northwest elevations of the building. All required landscaping, including a berm and irrigation system along Frontage Road, as well as all necessary landscape improvements coinciding with the detention pond being enlarged, would be installed per the Zoning Ordinance requirements.

RECOMMENDATIONS

Staff recommends approval of a Special Use permit for a Planned Commercial Development with the following:

1. A special use to allow for a 5-story, 129 room, Hilton Garden Inn Hotel.
2. A variance to reduce the required number of parking spaces to 162, subject to property owner of Hilton Garden Inn located at 135 Remington Boulevard maintaining a shared parking agreement with the property owner of Hampton Inn & Suites located at 165 Remington Boulevard.
3. A variance to allow signage on the northeast elevation, subject to the applicant revoking the right to wall signage on the southwest (front) elevation in the future.
4. A variance to increase the maximum floor area ratio to 0.61.
5. A variance to remove more than 50% of the trees on site, subject to the required number of replacement trees being provided.

Staff recommends approval of a Final Development Plan and Final Plat of Subdivision, subject to the review and approval from the Director of Public Services and Development Department.

DISCUSSION

Commissioner Rhoades questioned if the shared parking agreement was already in place. Chairman Fletcher asked if east bound traffic would begin to back up as cars tried to exit the subject site during their peak hours of operation.

Mr. Eastman replied affirmative that the shared parking agreement was already in place between the subject site and the Hampton Inn & Suites.

Tom Pawlowicz, Village Engineer, stated that Remington Boulevard being a four-lane thoroughfare should have no problem accommodating the additional traffic from the subject site. He added that while the subject site would share their main entrance off of Remington Boulevard with the Hampton Inn & Suites, not all patrons would be arriving and leaving the property at the same time. The congestion would be for a short period of time after a wedding or banquet concludes and mainly concentrated onsite.

Motion Rashid, second Schank to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:17 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

**REZONING FROM B-3 HIGHWAY COMMERCIAL TO I-1 LIMITED INDUSTRIAL. MACNEIL
AUTOMOTIVE, 620 WOODCREEK DRIVE. APPLICANT: KEVIN GREYHILL, MACNEIL
AUTOMOTIVE PRODUCTS. PROJECT NO.: 416.13**

Motion Rhoades, second Schank to open the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:20 p.m.

Planning and Zoning Administrator presented the request. MacNeil Automotive Products is requesting approval of a Rezoning from B-3 Highway Commercial to I-1 Limited Industrial in order to rezone an existing lot of record. The subject parcel comprises approximately 5.36 acres, is currently zoned B-3 Highway Commercial and consists of an existing 25,574 square foot building that until recently was occupied by Wingfoot Commercial Tire Systems. Prior to that, Camping World occupied the building for approximately 20 years. The applicant is seeking approval of a rezoning for the above-referenced property from B-3 Highway Commercial to I-1 Limited Industrial in order to use the building for warehousing as a continuation of the existing WeatherTech/MacNeil Automotive Products business to the east. Since all of the surrounding properties are also zoned I-1 Limited Industrial, Staff finds the requested rezoning to be appropriate. The applicant is not proposing any changes to the property at this time.

RECOMMENDATION

Staff recommends approval of a rezoning from B-3 Highway Commercial to I-1 Limited Industrial for the property located at 620 Woodcreek Drive.

DISCUSSION

Chairman Fletcher question the parking being provided on the subject site for employees of WeatherTech located at 510 Woodcreek Drive. Commissioner Rhoades commented that WeatherTech/MacNeil Automotive Products was a great success story of growth in Bolingbrook.

Ms. Knapp responded that prior to WeatherTech acquiring the subject site, they were constructing an office/warehouse on the property to the east and the detention was proposed to

be underground in order to accommodate all the parking for their employees on site. Once WeatherTech purchased the subject site, they were able to allocate some of the required parking for the employees working at 510 Woodcreek Drive to the northern parking area of the subject site, thereby removing the need for underground detention at 510 Woodcreek Drive. Employees that park in the northern parking area of the subject site and walk to the WeatherTech building at 510 Woodcreek Drive would have no further to walk than if they had walked from the southern end of the originally planned parking at 510 Woodcreek Drive.

Motion Rhoades, second Wright to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:25 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

NEW BUSINESS

FINAL PLAT OF SUBDIVISION. HERRINGTON ESTATES SUBDIVISION PHASES 2A AND 2B. APPLICANT: OMAR RODRIGUEZ, RYLAND HOMES. PROJECT NO: 406.05

Planning and Zoning Administrator Nicole Knapp presented the request. Ryland Homes is requesting approval of a Final Plat of Subdivision for Phases 2A and 2B to allow for the development of 47 single-family homes at Herrington Estates which is on the southwest corner of Hassert Boulevard and Kings Road. The overall subdivision is zoned R-3 Single Family Residential, is 80 acres in size and is currently under construction. In 2005 the Village Board of Trustees approved the Preliminary Development Plan for the overall subdivision to include 204 single-family lots and in 2006 the Village Board of Trustees approved the Final Development Plan for the overall subdivision. The Final Plat of Subdivision for Phases 2A & 2B illustrate the development of 47 single-family lots each ranging in size from 9,500 and 15,000 square feet. Access to the subdivision is currently provided from Sonoma Pass and Jonathan Way via Hassert Boulevard and upon completion of the subdivision, access would also be provided from Kings Road. In addition, connecting access points with the properties located to the south and west would be provided as part of a future development. The plat also shows approximately 990 linear feet, 50 feet wide of right-of-way (ROW) dedication for the south side of Hassert Boulevard. Along Hassert Boulevard and Kings Road extended, a 30 foot wide outlot would be provided, which would include a four foot high berm and landscape material. A Homeowner's Association would govern the overall subdivision and would be responsible for maintenance of the entry signs and all common open space areas.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for Herrington Estate Subdivision Phases 2A and 2B to allow 47 lots, subject to the review and approval from the Director of Public Services and Development Department.

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

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

NAYS: None
ABSENT: None
Motion carried.

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

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

PC 13.21 Approval of a Special Use Permit for a planned Unit Development with Sign Variances. Digital Community Identification Display Sign. Northwest corner of Weber Road and Remington Boulevard. Applicant: Rod Hursh, Impact Outdoor, LLC. Project No.: 415.13

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

Commissioner Rashid invited everyone to attend the 2013 Pakistani Parade on Saturday August 24th, he stated there is on average around 8,000 people who attend and that there would be food and entertainment.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous
Motion carried.
Chairman Fletcher adjourned the meeting at 8:30 p.m.

CHAIRMAN

APPROVED

SECRETARY