

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
September 4, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, September 4, 2013.

ROLL CALL

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

Absent: Vice Chair Mary Rennels

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

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Campos to approve Minutes of the July 17, 2013, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. BOLINGBROOK CORPORATE CENTER WEST BUILDING #3, 700 S. WEBER ROAD. APPLICANT: JEFFREY SMITH, IDI. PROJECT NO.: 428.05

Motion Rhoades, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

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

The applicant is requesting a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan to allow for an office/warehouse building with variances at 700 S. Weber Road. The subject property comprises approximately 30 acres, is zoned I-1 Limited Industrial and would complete the development commonly known as Bolingbrook Corporate Center West. The applicant is proposing to develop a 602,600 square foot office/warehouse building, including truck docks on both

the east and west sides of the building. Two points of access would be provided from both 115th Street and Weber Road, one being a shared access with the building directly east of the subject site. A landscaped and irrigated berm that would exceed the required 2½ to 3 foot high berm per the Zoning Ordinance is proposed for the front yard adjacent to Weber Road, in addition to a secondary berm/landscaped area located approximately 60 feet west of the front yard berm. A 2½ to 3 foot high berm, including irrigation system and landscape material, would be provided within the corner side yard adjacent to 115th Street. Adequate detention would be provided offsite to the north.

To develop the property in accordance with the proposed Final Development Plan, the applicant is requesting five variances. A variance to increase the allowable building height. Per the Zoning Ordinance, buildings cannot exceed 42 feet in height. The majority of the proposed building would be approximately 38 feet high; however the architectural feature points would have a height of 43 feet 2 inches. Staff supports the variances as requested.

A variance to reduce the width of the foundation planting area along the south wall. Per the Zoning Ordinance, a foundation planting area that is 10 feet wide, covering 50% of the building elevation is required along the south elevation wall. The applicant is proposing a foundation planting area that is eight feet wide, covering 100% of the south wall. Since the overall square footage of the foundation planting area far exceeds what would be required by code, and since all the required plant material would be provided, Staff supports the variance as requested.

A variance to alter the required landscaping material in the front yard along Weber Road. Per the Zoning Ordinance, the front yard setback along Weber Road would be required to include approximately 33 trees and 330 shrubs. The applicant is proposing approximately 20 overstory trees, 31 evergreen trees, 14 ornamental trees, and 161 shrubs. Although this does not meet the true letters of the code with respect to 1 for 1 ratio, staff feels the proposed mixture of plantings would provide a far better streetscape and/or screening of a large warehouse building located so close to a residential area.

A variance to increase the allowable driveway width for the western most drive off of 115th Street. The Zoning Ordinance allows a maximum driveway width of 40 feet at the property line for any property zoned or used for industrial purposes and Chapter 22 of the Municipal Code allows a maximum width of 36 feet, along with a maximum radius taper of 42 feet. The applicant is requesting to increase the driveway width for the westernmost entrance/exit, which provides access to the west side truck docks from 115th Street. Per the applicant, the entrance is designed to allow for safe and efficient movement of semi-trucks pulling 53-foot trailers. In order to facilitate both inbound and outbound movements from both directions at the same time, the driveway (throat) width must be 56 feet wide and the curb radii must have compound curves with a maximum entrance radius of 100 feet and a maximum exit radius of 200 feet. The curb cut length on 115th street for this entrance will be 202 feet. Staff supports the variance as requested given that stop signs and stop bars will be placed on-site before entering the driveway throat to control the flow of truck traffic in a safe and efficient manner.

A variance to remove 100% of trees on site. Per the Development Code, no more than 50% of the trees on site may be removed. The applicant is proposing to remove 100% of the trees on site, as they are in direct conflict with the access point to Weber road. This location is fixed based on its alignment with Parkside Road on the west side of Weber. In addition, the majority of the trees inventoried are multiple trunk trees and in poor condition per the Encap Tree Inventory report dated 6/18/13. Staff supports this variance, subject to all trees being replaced per the Development Code.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Industrial Development with the following:

1. A variance to increase the allowable building height to 44 feet.
2. A variance to reduce the foundation planting area along the south building elevation wall per the attached plan and subject to all required foundation plantings being installed.
3. A variance to alter the required landscape material within the front yard setback adjacent to Weber Road, per the attached Landscape Trailer Screening Exhibit.
4. A variance to increase the allowable width of the western most entrance/exit to along 115th Street to not exceed a driveway throat of 56 feet, a maximum entrance radius of 100 feet, a maximum exit radius of 200 feet, and a curb cut not to exceed 202 feet.
5. A variance to remove 100% of the trees on site, subject to all replacement trees being installed.

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

DISCUSSION

Commissioner Rashid questioned the truck traffic given that 115th Street is only a single lane road in either direction and if there were any plans for future extension of the road. Village Engineer, Tom Pawlowicz stated that there is additional right-of-way available if they would ever need to widen 115th Street in the future, but that as of now there was no plan to extend the road.

Motion Runge, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

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

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

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

NAYS: None

ABSENT: Vice Chair Rennels

Motion carried.

TEXT AMENDMENT TO THE ZONING ORDINANCE. CHAPTER 29, ARTICLE 3 PART 3, ARTICLE 4 PART 3 AND ARTICLE 6 PART 2 OF THE ZONING ORDINANCE FOR THE PURPOSE OF ADDRESSING DRIVEWAYS AND PERFORMANCE STANDARDS. APPLICANT: PUBLIC SERVICES & DEVELOPMENT. PROJECT NO.: 417.13

Motion Wright, second Runge to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

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

Staff is proposing a change to the Zoning Ordinance with respects to driveways on residential properties as well as noise levels in Industrial Zoned or used properties. Staff is proposing to add new language to Section 3-312 which is a section that regulates the width of residential driveways at the property line and the minimum width of a driveway installed along side of the house when used for driveway purposes to lead to a detached garage or for storing vehicles or RV's. Staff has found that what the current code does not address is maximum driveway width once you have moved inward from the property line as it approaches the garage, nor does it properly address what angle the driveway should be tapered. As a result we have driveways that cover half of the front yard in some parts of Bolingbrook with smaller properties, and there are tapers that are only a foot off of the property line that angle greater than 45 degrees, which then causes a small triangular shape area between the sidewalk and the driveway which then either becomes mud, and enforcement issue, or residents fill it in and then have a driveway that is wider than the code requires. Also the current code lends itself to a 2-car garage. In order to accommodate the appropriate driveway width and the possible decorative trim or proper driveway width with a 3-car garage staff is proposing changes. This new code will also have a defined distance that the driveway must remain the maximum width before they can widen at a certain degree. Section 6-201 speaks to all driveways widths in all zoning classifications, just so it refers back to the code of Article 3. Section 4-303 regulates performance standards like noise and odor. We are proposing to alter the code in order to help with enforcement purposes. Currently the code states that the use established on an Industrial Zoned property has to follow the noise levels; however, if it is an Industrial built area but zoned office citations will not hold up in court, so it is a technicality. The language added is to clear up if it is zoned industrial or used as industrial the rules all apply the same way.

RECOMMENDATION

Staff recommends approval of the proposed amendments to the Zoning Ordinance.

DISCUSSION

Commissioner Rashid and Campos questioned why driveways cannot extend straight without the taper. Ms. Knapp responded that driveway widths need to be regulated in order to ensure adequate parkways for trees and pedestrian safety.

Motion Wright, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

Motion carried, public hearing closed 8:27 p.m.

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

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

NAYS: None

ABSENT: Vice Chair Rennels

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Schank, second Wright to accept Plan Commission reports:

PC 13.22 Approval of 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 Styrzula. Project No.: 406.13

PC 13.23 Approval of a 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

PC 13.24 Approval of a Rezoning from B-3 Highway Commercial to I-1 Limited Industrial. MacNeil Automotive, MacNeil Automotive Products, 620 Woodcreek Drive. Project No.: 416.13

PC 13.25 Approval of a Final Plat of Subdivision for Phases 2A and 2B. Herrington Estates Subdivision. Applicant: Omar Rodriguez, Ryland Homes Project No.: 406.05

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chairman Fletcher wanted to invite everyone to the weekend activities. He stated the Joyfest was on Saturday, which is a wonderful event planned by the local churches in the performance arts center behind the Village hall from 1:00 p.m. to 7:00 p.m. This event includes live music, church booths, and it is free. He also mentioned the Pathways Parade which will be held on Sunday starting at 2:00 p.m., and that it is a wonderful family event.

Chairman Fletcher wanted to mention that one of the Plan Commission Members was missing from the meeting, and that he wanted to extend the sympathy of this commission to the Vice Chair Mary Rennels on the loss of a family member. He said their thoughts and prayer were with her and her family.

COMMISSIONER’S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:30 p.m.

CHAIRMAN

APPROVED

SECRETARY