

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 21, 2015**

CALL TO ORDER

Vice Chair Pritikin called the meeting to order at 8:00 p.m., Wednesday, October 21, 2015.

ROLL CALL

Present: Commissioners Talat Rashid, Lon Schank, Mary Alexander-Basta, Calvin Wright, Rick Campos, Vice Chair Seymoure Pritikin

Absent: Commissioners Terri Bethune, J.D. Rhoades, and Chairman Fletcher

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

Press: None

APPROVAL OF MINUTES

Motion Schank, second Alexander-Basta to approve Minutes of the August 19, 2015 and September 16, 2015 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

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 Schank to open the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

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

Planning and Zoning Administrator, Matt Eastman, explained that at this time the applicant was requesting that the project be continued.

Motion Wright, second Schank to continue the public hearing to November 18, 2015.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

Motion carried, public hearing continued 8:04 p.m.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. METRO STAFF, INC., 160 S. BOLINGBROOK DRIVE. APPLICANT: SERGIO BADANI, METRO STAFF, INC. PROJECT NO.: 422.15

Motion Schank, second Rashid to open the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant Metro Staff, is requesting approval of a Special Use Permit for a Planned Development in order to allow a staffing agency office at 160 S. Bolingbrook Drive. The subject property comprises approximately 5.72 acres, is currently zoned B-2 Community Retail and consists of a multi-tenant shopping plaza. Access to the subject property is from direct points of access off of Bolingbrook Drive to the west and Briarcliff Road to the north. The shopping center has adequate parking for the proposed use. An office is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit. Per the applicant, the hours of operation would be Monday through Friday from 5:00 a.m. until 10:00 p.m. and would be closed the majority of weekends. Per the applicant, there would be approximately five employees.

RECOMMEDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a staffing agency office commonly known as Metro Staff at 160 S. Bolingbrook Drive.

DISCUSSION

Francis Bongiovanni, Elgin, IL sworn. Mr. Bongiovanni wanted to introduce himself as the Attorney for Metro Staff, Inc.

Sergio Badani, Elgin, IL sworn. Mr. Badani stated this company has been operating in Bolingbrook on Lily Cache Lane and Weber Road since 2005, and has not been the greatest location for this type of business. He said there is not as much traffic as they would like and feel that relocating to Bolingbrook Drive would be a better fit for this type of business.

Commissioner Rashid questioned if the staffing agency was for warehouse workers, temporary to hire or just temporary employment. He also asked if they offered to bus the employees.

Mr. Bandani stated that the majority of the employees are blue collar factory warehouse employees, he said they hire in all three categories, temporary to hire, permanent, and temporary. He went on to explain that they do own a 15 passenger van, but that approximately 90% of the employees drive themselves. He said they have a commitment with their clients, so if for any reason the employees have transportation issues, they would deliver the people to the designated locations.

Motion Schank, second Rashid to close the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

Motion carried, public hearing closed 8:10 p.m.

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

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher
Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.20 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 422.15

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

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. THE SHADOW OF THE ALMIGHTY MINISTRIES, 363 REMINGTON BOULEVARD. APPLICANT: STELLA OKWUDILI, THE SHADOW OF THE ALMIGHTY MINISTRIES. PROJECT NO.: 423.15

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher
Motion carried, public hearing opened at 8:13 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development in order to allow a religious institution, including associated accessory uses at 363 Remington Boulevard. The subject property comprises approximately 3.7 acres, is zoned I-1 Limited Industrial and consists of an office warehouse building. Access to the property would be provided via a direct access point off Woodcreek Drive to the west and a shared access drive off of Remington Boulevard to the north. Per the Zoning Ordinance, churches, places of worship and/or religious institutions are not listed as a Permitted Use within the I-1 Limited Industrial. As a result, the applicant is requesting a Special Use Permit to occupy the approximate 1,857 square foot tenant space located at 363 Remington Boulevard for the purpose of conducting a religious institution. Per the applicant, approximately 850 square feet of floor area would be allocated for the worship area and the remaining 1,007 square feet would be allocated for offices and a conference room associated with the function of the church. Per the applicant, the church would not be utilized for administrative purposes during the business week, but rather only during their two days in which they hold services. Per the applicant, the church would hold services from 7:00 p.m. to 8:30 p.m. on Wednesday and from 10:00 a.m. until 2:00 p.m. on Sunday. Per the Zoning Ordinance, church, places of worship and/or religious institutions must provide one parking space for each three seats. The worship area would allow for a maximum of approximately 121 seats, thus requiring 40 parking spaces. Given the overall development has over 100 parking stalls onsite, adequate parking has been provided. Uses such as, but not limited to, homeless shelter/boarding/lodging houses, soup kitchen, daycare center/nursery school, commercial/trade school, and public/private school would not be permitted uses by right, and would not be considered permitted accessory uses commonly associated with a church or place of worship. In the event that the applicant wanted to operate one of these uses at the subject site, an additional Special Use Permit requiring a public hearing would be required.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for the Shadow of the Almighty Ministries to occupy the property located at 363 Remington Boulevard subject to:

1. Noise levels shall not exceed the maximum sound levels as regulated by Chapter 29.
2. There shall be no operations between the hours of 10:00 p.m. and 5:00 a.m. any day of the week.
3. There shall be no parking on public streets at any time, including the surrounding residential areas.
4. There shall be no parking in neighboring parking lots at any time, including the surrounding commercial properties. Staff will periodically monitor the parking situation to insure overflow or off-site parking does not become an issue.

DISCUSSION

Commissioner Alexander-Basta asked about the in and out of the parking lot. Mr. Eastman stated the there are two points of access, he said there is an exit to the west which would take you to Woodcreek Drive and there is an exit to the north which is onto Remington Boulevard.

Motion Wright, second Shank to close the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

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, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.21 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 423.15

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

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. BAY STATE MILLING, 279 BEAUDIN BOULEVARD. APPLICANT: RYAN MURPHY, BAY STATE MILLING. PROJECT NO.: 424.15

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

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant Bay State Milling is requesting approval of a Special Use Permit for a Planned Development with Variances in order to allow for the construction of a 70 foot tall building addition and parking lot expansion at 279 Beaudin Boulevard. The proposed property comprises approximately 6.94 acres, is currently zoned I-1 Limited Industrial and is developed with an 80,500 square foot office warehouse building which is approximately 38 feet tall. Per the attached site plan, the applicant is proposing to construct an approximate 20,600 square foot warehouse addition, in which a portion of the addition will be 70 feet in height, along the south side of the existing warehouse building. The plan also illustrates an extension of the existing pavement in the far southeast corner of the property in order to accommodate 44 additional parking stalls. All other parking areas would not be altered as part of any site improvements. Parking spaces to satisfy the greatest number of employees on any one shift are being provided to the meet the intent of the Zoning Ordinance. Public improvements within the existing parkway area would not be altered with construction. The proposed improvements to the subject site would not be considered redevelopment, but simply a building addition and small parking lot expansion. As such, the plans submitted by the applicant on October 2, 2015, represent the proper quantity of landscape material.

To develop the property in accordance with the I-1 Zoning District, the applicant is requesting a Variance to increase the allowable building height. Per the I-1 Zoning District, a maximum building height of 42 feet is permitted and the applicant is proposing a building height of 70 feet. Per the applicant, Bay State Milling is proposing the increase in building height for the purpose of installing high technology processing equipment in order to keep up with the demands of their clients and maintain a competitive position in their industry. This equipment would allow for the processing, which is currently performed offshore, to be brought to the United States for the very first time. Staff supports the variance as requested given that the portion of the building that has the increase in height is setback over 170 feet from the nearest public right-of-way.

RECOMMENDATION

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

1. A variance to allow a 70 foot building height.

Staff recommends approval of a building addition and subsequent parking lot expansion, subject to:

1. All staff's comments from the review letter dated October 14, 2015, being addressed.
2. The review and approval of the Director of Public Services and Development Department.

DISCUSSION

Commissioner Basta questioned if the expansion would double the height of the building, if there would be more pollution with the addition, if they would have a higher volume of work and if they would manufacture different types of material whereas before some things were brought in from other countries. Commissioner Schank asked if the Fire Department had been involved in the plan review process.

Mr. Eastman stated that the addition would almost be double, that the Fire and Building Departments were involved in the initial review process. He said the existing operation would not change, that this location already manufactured onsite, but this would allow for more efficient equipment to be installed.

Donald Galanti, Bolingbrook, IL sworn. Mr. Galanti stated he has been with the company for over 17 years. He said they are a spice and edible seed business that the technology in reference is currently being brought from Argentina and Bolivia. He explained that the process they do is they take a grain and apply an application to it to extrude the piece into a flat presentation which they call flaking. He said that what they have found by doing the grain inclusion is that if it is flaked the ingredients are more digestible and more nutritious, and this is the process they are looking to bring to the facility. He went on to explain that on the top of a business that is already manufacturing 31,000,000 pounds of material and over 70,000,000 pounds of product which is already re-sold from that facility.

Vice Chair Pritikin stated he noticed on the plan that they were proposing to add nine additional truck docks. He questioned how many trucks they would foresee coming in and out of this location daily.

Charles Smith, Mokena, IL sworn. Mr. Smith is the architect for this project; he stated he was the original architect when the building was built. He said there is a potential of an additional six docks, but will only be installing three on the onset. He said they would like to provide additional space for any type of trailer storage. He explained if a truck is in need to wait in order to get loaded they would be able to provide a couple of stalls on the side of the building addition so they could wait prior to getting loaded and not be in the way of any other traffic. He said the existing facility is approximately 80,000 square feet with a height of about 38 feet and the proposed addition would be a little less than 20,000 square feet that would be provided for additional warehousing and production space. He stated that the variance requested would only be for one bay which is around 2,000 feet as opposed to the entire addition requiring 70 feet in height for the process they are only requesting 2,000 square feet so the rendering would delineate only that corner.

Vice Chair Pritikin asked if the trucks going in and out of the facility would be both loaded and dry vans.

Mr. Galanti explained that they were very unique. He said that some of the materials entering in to the facility would come from the United States and typically would travel over the road. He stated that there were overseas shipping containers that were brought into nearby rail yards. He said they have their own drivers who could facilitate the movements of the containers and that they would use those additional door openings to unload the raw materials coming into the facility or outbound shipments for finished products.

Motion Schank, second Rashid to close the public hearing.

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

Motion carried, public hearing closed 8:35 p.m.

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

AYES: Commissioners Rashid, Schank, Wright, Alexander-Basta, Campos, Vice Chair Pritikin

NAYS: None

ABSENT: Commissioners Bethune, Rhoades and Chairman Fletcher

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.22 Approval of a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 424.15

Motion Schank, second Alexander-Basta to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Vice Chair Pritikin wanted to thank Staff for all their work, the Commission member for helping him get through the meeting, and also the television Staff for all the hard work they do.

COMMISSIONER'S REPORT

Commissioner Alexander-Basta commented that Halloween was coming and asked everyone to be safe.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Schank, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:37 p.m.

CHAIRMAN

APPROVED

SECRETARY