

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
December 21, 2022**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, December 21, 2022.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Michael Shay, Calvin Wright, Chairman Ali

Absent: Commissioners Inez Flores, Vice Chair Lawrence Cooper, Rick Campos

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

Press: None

Attendees: None

APPROVAL OF MINUTES

Motion Schank, second Wright to approve Minutes of the October 19, 2022 meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

REZONING FROM B-3 TO I-1 AND I-1 TO B-3 AND AN AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL PLAT OF SUBDIVISION. DREW ENTERPRISES / PROLOGIS, 535 E. SOUTH FRONTAGE ROAD AND 254 INTERNATIONALE BOULEVARD. APPLICANTS: PAUL LOMBARDO, DREW ENTERPRISES AND MELISSA ROMAN, PROLOGIS. PROJECT: 427.22.

Motion Schank, second Wright to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Flores, Campos, Vice Chair Cooper

Motion carried, public hearing opened at 7:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from B-3 to I-1 and I-1 to B-3 and an Amendment to a Special Use Permit for a Planned Development with Variances and Final Plat of Subdivision in order to rezone and subdivide the subject properties as part

of a land swap between two neighboring properties at 535 E. South Frontage Road and 254 Internationale Boulevard. The overall subject site, consists of three parcels and comprises approximately 20.96 acres. 535 E. South Frontage Road, owned by Drew Enterprises, is zoned B-3 Highway Commercial, while 254 Internationale Boulevard, owned by Prologis, is zoned I-1 Limited Industrial. Access to Lot 1 referred to as Drew Enterprises is available via Frontage Road, while access to Lot 2 referred to as Prologis is available via two direct points of access off Internationale Boulevard. Lot 2 was annexed in 1990, along with several other properties totaling approximately 175 acres of land, and impressed with a Special Use Permit for a Mixed Use Development. Since that time, the property has had several amendments to allow for deviations from the code with respects to stormwater management, parkway trees, setbacks, and signs. Per Ordinance #97-071 and the approved Final Development Plan at that time, a zero-foot setback for both property owners, as well as a variance to waive the required landscape material in both side yards were granted at that time. Per ordinance #12-051, the owners agreed to further amend the Special Use Permit in order to allow a reduction to the minimum open space requirement for 254 Internationale Boulevard, as well as alter the existing conditions of the site to allow for future changes to the site plan. At this time, as part of agreed upon land swap, the applicants are requesting to rezone the properties, as well as amend the Special Use Permit, in order to allow for the property to be re-subdivided and reaffirm the variances previously granted. All detention requirements would be met.

The proposed Final Plat of Subdivision would create two new lots of record. Lot 1, which is approximately 6.997 acres, would be created for the continued use of the truck sales facility, commonly known as Peterbilt, and access would remain off South Frontage Road. Lot 2, which is approximately 13.425 acres, would be created for the continued use of the industrial distribution facility, commonly known as Ricoh, and access would remain off Internationale Boulevard. Newly dedicated easements for utilities and cross access would be provided prior to recording.

As a condition of the land swap, the applicants are seeking approval to rezone the newly acquired land as part of Lot 1, from I-1 Limited Industrial to B-3 Highway Commercial, and the newly acquired land as part of Lot 2, from B-3 Highway Commercial to I-1 Limited Industrial, in order to provide contiguous zoning throughout the two developments. Staff finds the requested rezoning to be appropriate with the surrounding properties.

RECOMMENDATION

Staff recommends approval of a Rezoning from B-3 Highway Commercial to I-1 Limited Industrial and I-1 Limited Industrial to B-3 Highway Commercial for a portion of the subject properties, commonly known as Lot 1 and Lot 2 within the 535 Subdivision, as well as part of Lot 3 within the Corporate Crossing Subdivision.

Staff further recommends approval of an Amendment to a Special Use Permit for a Planned Development reaffirming the following variances that were previously granted:

1. A Special Use Permit to allow for the continuation of truck/trailer sales, supplies and storage at 535 E. South Frontage Road as part of the Peterbuilt operation.
2. A Variance to reduce the front yard setback to 23 feet, for pavement only, as it currently exists at 535 E. South Frontage Road.
3. A Variance to reduce the side yard setback to 0 feet, for pavement only, for both 535 E. South Frontage Road and 254 Internationale Boulevard.
4. A Variance to allow for a non-dust-free parking surface as it currently exists at 535 E. South Frontage Road.
5. A Variance to reduce the open space to 13% for 254 Internationale Boulevard.

DISCUSSION

None

Motion Shay, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Flores, Campos, Vice Chair Cooper

Motion carried, public hearing closed 7:13 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.23 Approval of a Rezoning from B-3 to I-1 and I-1 to B-3 an Amendment to a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 427.22

Motion Schank, second Shay to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Flores, Campos, Vice Chair Cooper

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali wished everyone a good Holiday season and a Merry Christmas. He asked everyone to be safe in the upcoming snowfall.

COMMISSIONER'S REPORT

Commissioner Schank wished everyone a Merry Christmas and told everyone to drive safely.

PLANNING DEPARTMENT REPORT

Mr. Eastman asked everyone to be safe and patient with the snow and he wished everyone Happy Holidays and a Happy New Year. He added the plow drivers would be out all day, but it would be impossible to cover all streets at one time, and asked residents to be patient and to budget plenty of time if they plan on traveling.

ADJOURNMENT

Motion Schank, second Shay to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 7:15 p.m.

CHAIRMAN

APPROVED

SECRETARY