

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 17, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, February 17, 2021.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Calvin Wright, Rick Campos, Chairman Ali

Absent: Vice Chair Lawrence Cooper

Staff: Planning & Zoning Administrator, Matt Eastman; Planner, Lindsey Miller; Engineer, Ivan Straka

Press: None

Attendees: Kathleen West, Frederick Hood, Brendan May, Brian Ferry, Jeff Carrillo, Gary Polgar, Cindy Iaccino and Mohammad Ihmud

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, PRELIMINARY DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION, SPRINGS AT LILY CACHE CREEK, NORTHWEST CORNER OF LILY CACHE LANE AND VETERANS PARKWAY. APPLICANT: FREDERICK E. HOOD, CONTINENTAL PROPERTIES CO., INC. PROJECT NO.: 423.20

Motion Schank, second Campos to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 8:01 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances, Preliminary Development, and Preliminary Plat of Subdivision in order to allow for the development of a 320-unit high-end apartment community with associated variances at the Northwest corner of Lily Cache Lane and Veterans Parkway. The overall subject site comprises approximately 28.09 acres, is zoned B-2 Community Retail and is currently vacant. Primary access to all lots would be provided off Veterans Parkway to the east. Additional access would be provided via Lily Cache Lane to the south, as well as shared access via a common drive aisle to the north, which is part of the overall development,

commonly known as Country Air Commons. All proposed service and maintenance related amenities shall be appropriately screened from the public and residents' view via landscaping and building placement. The proposed plan meets the design standards for a Multi-Family High Density Residential (R-7) District. The applicant is proposing to develop a high-end apartment community, commonly known as The Springs at Lily Cache Creek, consisting of 16 two-story apartment buildings, 20 units per building, for 32 units total. The Preliminary Plat of Subdivision for The Springs at Lily Cache Creek would create two lots. Lot 1, which is approximately 27.3186 acres, is currently vacant and would be created for The Springs at Lily Cache Creek development. Lot 2 would consist of approximately 0.7733 acres, is currently vacant and would be created for future retail. As part of the proposed development, the applicant would install the required berm, landscape material and irrigation system with the front and corner side yards.

In addition, the applicant is also proposing to add architectural features, which include two monument signs, identifying the overall subdivision name, at both the entrance off Lily Cache Lane and Veterans Parkway, along with two decorative fountains in the existing ponds, which serve as storm water management facilities for the overall development.

Lastly, the applicant is proposing to install a 5-foot high decorative fence around the perimeter of the proposed community. The applicant is proposing to add new sidewalks along portions of Weber Road, Veterans Parkway, and Lily Cache Lane to connect to the existing sidewalk infrastructure. 775 parking stalls would be provided, which is approximately 2.4 stalls per unit. The code requirement is 2.5 parking stalls per unit, a difference of 25 stalls. The parking would consist of approximately 584 parking spaces at-grade, in addition to 191 parking spaces being provided, via a combination of attached and detached garages, spaced throughout the community.

A property management team would manage the overall community and would be responsible for maintenance of the entry signs, interior roadways and parking lots, as well as all common open space areas (outlots landscaping, etc.).

Per the applicant, The Springs at Lily Cache Creek would offer 320 total units, consisting of 32 studio units, 128 and 128 two-bedroom units, varying in style, and 32 3-bedroom units. Per the applicant, each building would be two-story residential apartment buildings measuring approximately 31 feet tall and 25,000 square feet. The proposed community would include common courtyards, picnic areas, grilling stations, and two pet playgrounds, in addition to a 4,600 square foot clubhouse; the clubhouse would include a large gathering room, a fitness center, a communal kitchen coffee bar, and a resort style pool. Per the applicant, the proposed units would range in size from approximately 663 to 1,454 square feet, depending on the model that is rented.

The rental price points are forecasted to range between \$1,380 and \$2,075 depending on the style and size of the unit. Both the Bolingbrook Park District and Valley View School District have had the opportunity to review the development proposal and both have requested cash-in-lieu of a donation of land.

Given that the underlying zoning is B-2 Community Retail, yet the proposed development is more in line with a Permitted Use in the R-7 Multiple Family Residential, the applicant is seeking the following relief in order to develop the property.

A Special Use Permit to allow a high-end apartment community. Per the Zoning Ordinance, a multi-family residential site is not listed as a permitted use within the B-2 Zoning District. As such, the applicant is proposing to develop a high-end apartment community, consisting of 320 units, which would include 775 parking spaces throughout the development. Staff supports the request as this development creates a Class A, market-rate apartment community and provides an influx of potential customers to the existing commercial businesses surrounding the site.

A Variance to allow more than one principal building on a single zoning lot. Per the Zoning Ordinance, not more than one principal residential, industrial, or business building shall be located on a single zoning lot. The applicant is proposing a development consisting of 16 apartment buildings, a clubhouse, a car care center, picnic areas, a pet spa, storage lockers, and private pet yards and playgrounds. Staff supports the variance as requested given the proposed development is one, unified, community under common ownership, with a property management team to coordinate maintenance of all facilities and grounds.

A Variance to install a 5-foot decorative fence in the front and corner side yard. Per the Zoning Ordinance, all fences installed in commercial or industrial districts shall follow the required setback of that Zoning District. The applicant is proposing a 5-foot high faux wrought iron fence within the front and corner side yard setback, along Veterans Parkway and Lily Cache Lane, respectively, for both security and aesthetic purposes. Staff supports the variance as requested; given the nature of the development and noting, the fence would help in providing a uniform look to the streetscape, while presenting the feel of a gated community.

A Variance to reduce the parking stall length from 19 feet to 18 feet. Per the Zoning Ordinance, each required parking space shall be no less than nine feet wide and 19 feet deep, which includes a one foot overhang. The applicant is requesting a reduction from 19 feet to 18 feet and notes that the proposed pedestrian facilities have been planned with adequate clearance between parked vehicles and remain within ADA guidelines. Staff supports the variance as requested due to the nature of this development.

A Variance to permit 775 parking spaces. Per the Zoning Ordinance, multi-family residential developments shall provide parking at a ratio of 2.5 off-street parking spaces for each dwelling unit. The applicant is requesting a reduction in the requirement to allow 775 spaces, a ratio of approximately 2.4 spaces per dwelling unit, this is 25 parking spaces shy of meeting the 2.5 ratio. The applicant has noted that in previous developments a ratio of 1.7 spaces per dwelling unit has been sufficient. Staff supports the variance as requested based upon an estimated overall population of 560 residents within the community, which would equate to 1.38 parking spaces per resident.

A Variance to allow dead-end parking areas adjacent to buildings. Per the Zoning Ordinance, drive aisles within a parking lot must allow for constant forward motion,

without having to perform a 3-point turn, and dead-end parking is prohibited. The applicant is proposing approximately four dead-end parking areas, ranging from 8 to 15 parking stalls, which would be reserved for residents who are accustomed to the layout of the parking lot. Staff supports the variance as requested; given the nature of the development and since the availability of said parking spaces, in most instances, should be visible from the drive aisle as a vehicle is approaching.

A Variance to waive the requirement of a driveway and an attached or detached garage per multi-family dwelling unit. Per the Zoning Ordinance, every multi-family residential dwelling unit shall include either an attached or detached garage located within 300 feet of the dwelling unit. The applicant is requesting that this requirement be waived. Rather than providing a driveway and garage for each dwelling unit, the applicant is proposing a combination of parking spaces, garages, and tandem parking to meet the minimum requirement. Staff supports the variance as requested, not only due to the nature of the development, but due to a sufficient number of parking spaces being provided for the development.

A Variance to allow a cash-in-lieu of land donation for the Bolingbrook Park District and the Valley View School District. Per the Development Code, a land donation is required for park and school services. The applicant is proposing a cash-in-lieu of land donation to the Bolingbrook Park District and the Valley View School District. Staff supports the variance as requested due to having received preapproval from both the Park and School Districts for a monetary donation instead of a land donation.

RECOMMENDATION

Given that most of the requested relief is necessitate based upon a development of unified multi-family community, Staff recommends approval of a Special Use Permit for a Planned Development, commonly known as The Springs at Lily Cache Creek, subject to and with the following:

1. A Special Use Permit to allow a Planned Development consisting of a 320 high-end apartment community in a B-2 Zoning District.
2. A variance to allow more than one principal building on a single zoning lot.
3. A variance to install a 5' decorative fence in the front and corner sides, along Veterans Parkway and Lily Cache Lane, subject to all the required landscape material being installed.
4. A variance to reduce the parking stall length from 19' to 18'.
5. A variance to permit 775 parking spaces.
6. A variance to allow dead-end parking areas adjacent to buildings, subject to there being assigned parking stalls for these areas.
7. A variance to waive the requirement of driveway and one attached or detached garage per multi-family dwelling unit.
8. A variance to allow a cash-in-lieu of land donation for the Bolingbrook Park District and the Valley View School District.

Staff recommends approval of a Preliminary Development Plan and Preliminary Plat of Subdivision, subject to:

1. All of Staff's comments from the submittal dates February 3, 2020, being addressed.
2. The review and approval of the Co-Administrator for Public Services and Development.

DISCUSSION

Followed

Motion Schank, second Flores to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:07 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.01 Approval of a Special Use Permit for a Planned Development with Variances, Preliminary Development, Preliminary Pat of Subdivision and Adoption of Findings of Fact. Project No.: 423.20

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. WEATHERTECH, 841 REMINGTON BOULEVARD. APPLICANT: RICH CURRAN, MACNEIL AUTOMOTIVE PRODUCTS, LTD. PROJECT NO.: 400.21

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 9:09 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances in order to allow for the maximum width of an existing driveway to be increased at 841 Remington Boulevard.

The subject site comprises approximately 5.4 acres of land is zoned O-1 Limited Office, is located at the southwest corner of Remington Boulevard and Territorial Court, and is commonly known as 841 Remington Boulevard.

Per the applicant, as part of a previously approved development plan, which included a building addition and parking lot alteration, is proposing to widen the southernmost driveway off Territorial Court in order to accommodate truck traffic. Currently, two points of access to the site are provided via Territorial Court, while a right-in/right-out is provided off Remington Boulevard. Adequate parking would be provided on the north and east sides of the site. Adequate detention would be provided onsite.

To develop the properties in accordance with a previously approved development plan, the applicant is requesting a variance to increase the allowable width of a driveway both at the throat and property line. Per the Zoning Ordinance, the width of a driveway is restricted to 40 feet at the property line and 36 feet at the throat for any property zoned or used for industrial purposes. The applicant is requesting to increase the width of the throat to approximately 55 feet and the width at the property line to approximately 72 feet to accommodate the receiving and shipping needs of MacNeil Automotive Products, Ltd.

Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles and trucks to safely enter and exit the site.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow a variance to increase the width of the driveway to 55 feet at the throat and 72 feet at the property line at 841 Remington Boulevard.

DISCUSSION

Followed

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:12 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.02 Approval of a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 401.21

Motion Tucker, second Flores to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR EXTENDED HOURS OF OPERATION. HEARTBREAK TOWING, 585 E SOUTH FRONTAGE ROAD. APPLICANT: PAUL L. LOMBARDO, TANDEM REPAIR, LLC. PROJECT NO.: 401.21

Motion Flores, second Wright to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 9:13 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Extended Hours of Operation in order to allow for a towing and vehicle relocation service at 585 E. South Frontage Road. The subject site comprises approximately 2.5 acres of land is zoned I-1 Limited Industrial, is located at 585 E. South Frontage Road, and is commonly known as Fischer Crane.

The applicant is proposing to operate a towing and vehicle relocation service, which involves retrieving, removal, or securing of distressed, disabled, trespassing, or illegally parked motor vehicles, out of the rear half of the lot. Two-way access to the site is provided off Frontage Road.

Per the Zoning Ordinance a tow yard, as well as hours beyond 10:00 p.m. require a Special Use Permit. As such, the applicant is proposing operations 24 hours, 7 days of the week. A trailer would be added to act as the front office for the operations but no other improvements are proposed.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with Extended Hours of Operation in order to allow for a towing and vehicle relocation service, commonly known as Heartbreak Towing, at 585 E. South Frontage Road.

DISCUSSION

Followed

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:22 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.03 Approval of a Special Use Permit for a Planned Development for Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 401.21

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

Motion Flores, second Schank to accept the recommendation of Planning Staff.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Vice Chair Cooper
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DRIP DROP EXOTICS,
479 QUADRANGLE DRIVE, SUITE C. APPLICANT: MOE IHMUD, DRIP DROP
EXOTICS. PROJECT NO.: 402.21**

Motion Schank, second Wright to open the public hearing.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Vice Chair Cooper
Motion carried, public hearing opened at 9:23 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development in order to allow a high-end auto rental service at 479 Quadrangle Drive, Suite C. The subject site comprises approximately 2.5 acres, is currently developed with a 34,620 square foot multi-tenant office/warehouse building and is zoned I-1 Limited Industrial. Access to the subject property is provided via a two-way entrance off Quadrangle Drive. The site has adequate parking for the proposed use.

Per the Zoning Ordinance, auto service, rental, sales and supplies are not a permitted use within the I-1 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a high-end auto rental service commonly known as Drip Drop Exotics at 479 Quadrangle Drive, Suite C.

Per the applicant, the hours of operation would be from 9:00 a.m. until 6:00 p.m. Monday through Friday. Customers would have the option to have the vehicles delivered to them or to pick them up from the site. All vehicles will arrive in showroom condition and no mechanic work or detailing will take place at this location. Per the applicant, there would be approximately four employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow for a car rental facility to occupy 479 Quadrangle Drive, Unit C, subject to all of the vehicles for rent being stored inside the building.

DISCUSSION

Followed

Motion Schank, second Flores to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:23 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.04 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 402.21

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

Planning & Zoning Administrator, Matt Eastman commented on the village plow services for their work during this unprecedented snowfall. Also encouraged the residents to tune in to the State of the Village.

ADJOURNMENT

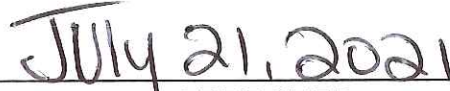
Motion Flores, second Schank to adjourn.

Voice Vote: Unanimous
Motion carried.


Chairman Ali adjourned the meeting at 9:34 p.m.



CHAIRMAN



APPROVED



SECRETARY