

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
April 20, 2022**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 7:01 p.m., Wednesday, April 20, 2022.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Michael Shay, Calvin Wright, Rick Campos, Vice Chair Lawrence Cooper, Chairman Ali

Absent: None

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

Press: None

Attendees: Duane Boris

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**APPROVAL OF MINUTES**

Motion Schank, second Campos to approve Minutes of the December 15, 2021, January 19, 2022, February 16, 2022 and March 16, 2022 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**REZONING FROM E-R TO R-3 AND SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT OF SUBDIVISION. SAWGRASS II, 11349 S. NAPER-PLAINFIELD ROAD, PLAINFIELD IL 60585. APPLICANT: APTTI BERNHARD, ROSANOVA & WHITAKER, LTD. PROJECT NO.: 400.22**

Motion Wright, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 7:03 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is requesting that the project be continued to the regularly scheduled Plan Commission meeting of May 18, 2022, to allow for additional discussion.

Motion Shay, second Schank to continue the public hearing to May 18, 2022.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing continued 7:04 p.m.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND FINAL PLAT OF SUBDIVISION. NORTHERN TOOL & EQUIPMENT, 324 S. BOLINGBROOK DRIVE. APPLICANT: ANMAR ATCHU, THE HINMAN COMPANY. PROJECT NO.: 405.22**

Motion Wright, second Campos to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 7:04 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, and Final Plat of Subdivision in order to subdivide one lot of record into two lots and to allow for the construction of a retail store at 324 S. Bolingbrook Drive. The overall subject property, currently known as Parcel 1 in the Bolingbrook Commons, comprises approximately 15.113 acres in size, is located at the northeast corner of Bolingbrook Drive and East North Frontage Road. The proposed Final Plat of Subdivision would create two new lots of record. Parcel 1 would be 13.482 acres and would continue to be the Bolingbrook Commons Shopping Center. Parcel 2 would be 1.631 acres and would be created for the proposed Northern Tool and Equipment. The applicant is proposing to develop an approximate 24,000 square foot retail building on the subject property. Access to the site would be provided from a cross-access point to the west of the site through The Bolingbrook Commons parking lot as well as to the south off a shared drive aisle from East North Frontage Road. The applicant is proposing to install 56 parking stalls, which would not meet code. In addition to those parking stalls the applicant is proposing to use 14 parking stalls from the adjacent lot. Shared parking would be allowed, which has been outlined in an agreement titled Declaration of Out Parcel Development, which is a private agreement between The Hinman Company and Northern Tool and Equipment. Public improvements within the existing parkway area would remain unaltered as part of any site improvements. Adequate detention would be provided via an underground detention vault. Per the applicant, Northern Tool and Equipment would be operating between the hours of 7:00

a.m. and 7:00 p.m. Monday through Saturday and Sunday from 9:00 a.m. to 6:00 p.m. The store would have between 15 to 20 full-time employees.

To develop the property in accordance the applicant is requesting the following Special Use Permits and Variances from the Zoning Ordinances:

A Variance to reduce the required number of parking stalls. Per the Zoning Ordinance, a minimum of 98 parking spaces would be required on site for the proposed development. The applicant is requesting to reduce the required number of parking spaces to 70. These spaces would include 56 on-site and 14 off-site in the adjacent lot. Staff supports the variance as requested, subject to the shared parking agreement between The Hinman Company and Northern Tool and Equipment.

A Variance to reduce the required front yard setback. Per the B-2 Zoning District, based upon the proposed building, a minimum front yard setback of 30 feet is required along East North Frontage Road for both the building and pavement. The applicant is proposing to reduce the front yard setback for the building wall which tapers from approximately 12 to 50 feet. In addition, the reduced setback would allow for the installation of the required trash enclosure and parking lot pavement, which would be approximately one-foot off of the property line, in order to provide sufficient circulation along the north and east sides of the building, while maximizing the number of parking stalls provided. Staff supports the variance as requested, subject to all the required landscape material being installed per the approved Landscape Plan.

A Variance to reduce the required side yard setback for pavement only. Per the B-2 Zoning District, based upon the proposed building, a minimum side yard setback of 10 feet is required along the west side of the building for the pavement. The applicant is proposing to reduce the side yard setback to allow for the installation of the parking lot pavement, which would be approximately zero-feet off of the property line, in order to provide sufficient circulation along the north and east sides of the building, while maximizing the number of parking stalls provided. Staff supports the variance as requested, subject to all the required landscape material being installed per the approved Landscape Plan.

A Variance to reduce the required rear yard setback for pavement only. Per the B-2 Zoning District, based upon the proposed building, a minimum rear yard setback of 20 feet is required along the north side of the site for the pavement. The applicant is proposing to reduce the rear yard setback for pavement to 13 feet in order to provide sufficient circulation along the north and east sides of the building, while maximizing the number of parking stalls provided. Staff supports the variance as requested, subject to all the required landscape material being installed per the approved Landscape Plan.

A Variance to waive the installation of the berm. Per the Zoning Ordinance, a 2.5 to 3-foot high berm and required plant material is required within the front yard setback along East North Frontage Road. The applicant is proposing to waive the installation of the

berm within the front yard. Staff supports the variance as requested, subject to all the required landscape material and irrigation system being installed per the approved Landscape Plan. Note, all the other properties along East North Frontage Road do not have berms due to the fact that they were developed prior to the code being created.

A Variance to waive the required public improvements within the right-of-way along Frontage Road. Per the Development Code, all necessary public improvements, public sidewalk and street lighting, shall be installed in business developments to provide safe and efficient pedestrian circulation. Such walks and lighting shall be located on both sides of the street in accordance with proper land planning procedures and with regard for public safety and anticipated concentration of pedestrian traffic. The applicant is requesting to waive these requirements due to the nature of the proposed development, along with the existing conditions along this stretch of Frontage Road. Staff supports the variance as requested, as there are no sidewalks or streetlights along Frontage Road in the surrounding area and the demand does not justify said public improvement.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned Special Use Permits and Variances.

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

- 1. All of Staff's comments from the plans dated February 28, 2022, being addressed.
- 2. Approval of the Co-Administrator for Public Services and Development.

**DISCUSSION**

Followed

Motion Vice Chair Cooper, second Wright to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing closed 7:33 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 22.05 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 405.22

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried.

**SPECIAL USE PERMIT FOR OUTDOOR DINING. FILL-A-PITA, 282 S. WEBER ROAD. APPLICANT: WILLIAM WARMAN, WILLIAM WARMAN ARCHITECTS. PROJECT NO.: 406.22**

Motion Wright, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 7:35 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for Outdoor Dining at 282 S. Weber Road. The subject parcel comprises approximately 2.02 acres, is currently zoned B-2 Community Retail and comprises of an approximate 14,014 square foot multi-tenant shopping center. Access to the subject property is provided via a two-way entrance off Lily Cache Lane to the south, as well as a shared drive aisle off Weber Road. Per the Zoning Ordinance, outdoor dining requires a Special Use Permit and as such, the applicant is requesting a Special Use Permit in order to construct an approximate 442 square foot outdoor dining area along the southeast wall of the building within an existing landscaped area. There is adequate parking for the increase in use and access to the site would remain the same. Fill-A-Pita is a full-service, Zabiha Halal, Mediterranean restaurant that features fresh sliced shawarma, kabobs, hummus, gyros and more. This location currently has approximately eight employees. The restaurant is open from 10:30 a.m. to 9:00 p.m. every day of the week. The outdoor dining area would consist of approximately six tables and 12 seats to be used weather permitting, and the hours of operation would coincide with the indoor restaurant. There would be six flower boxes mounted to the fence for decorative purposes as well as new large shrubs planted in front of the fence to replace the existing landscaping being removed. As a safety concern to the customers using the outdoor seating area, the applicant is proposing to enclose the seating area with an approximate three-foot-high decorative fence with a gate.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for Outdoor Dining at Fill-A-Pita location at 282 S. Weber Road subject to:

1. Hours of operation should coincide with the hours for the indoor restaurant.
2. Any umbrella features provided in connection with the outdoor dining (patio) area must be the same color as any awning features on the main building.
3. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.

## **DISCUSSION**

Followed

Motion Wright, second Flores to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair  
Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried, public hearing closed 7:42 p.m.

## **APPROVAL OF FINDINGS OF FACT**

PC 22.06 Approval of a Special Use Permit for Outdoor Dining and Adoption of Findings of Fact. Project No.: 406.22

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

Voice Vote: Unanimous

Motion carried.

Motion Shay, second Vice Chair Cooper to accept the recommendation of Planning Staff.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair  
Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried.

## **NEW BUSINESS**

### **FINAL PLAT OF SUBDIVISION. CARLOW CORPORATE CENTER WEST PHASE 2B. APPLICANT: MARK FORDON, NORTHERN BUILDERS, INC. PROJECT NO.: 402.22**

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision in order to subdivide one lot of record into three lots of record at the south of Rodeo Drive and west of Dalton Road. The subject property comprises approximately 61.283 acres, is zoned I-1 Limited Industrial and is part of Carlow Corporate Center West Phase 2B. The proposed Plat of Subdivision would subdivide one lot of record into three lots of record. Lot 1, which is

approximately 12.850 acres, is currently vacant and would be created for a future office/distribution center. Lot 2, which is approximately 20.735 acres, is currently vacant and would be created for a future office/distribution center. Lot 3, which is approximately 10.610 acres, is currently vacant and would be created for a future office/distribution center. All three lots would be provided access off Belle Lane, via Rodeo Drive, which would be constructed by Northern Builders in conjunction with the development of Phase 2B. This road would run parallel to Phase 2B heading south and connect to Dalton Lane to the east. Outlot A, which is approximately 4.145 acres, is currently vacant and would be created for stormwater detention purposes. Outlot B, which is approximately 2.254 acres, is currently vacant and would be created for stormwater detention purposes. Outlot C, which is approximately 2.970 acres, is currently vacant and would be created for the eastern half of the 100-foot wide berm. Outlot D, which is approximately 2.970 acres, is currently vacant and would be created for the western half of the 100-foot wide berm. All of the outlots listed, and said improvements, would be maintained by the Carlow Corporate Center West Association. Approximately 4.750 acres would be dedicated to the Village of Bolingbrook for Belle Lane. At this time, Staff is working with the applicant to finalize the size and location of the required Public Utility and Drainage Easements. Newly dedicated easements for utilities and cross access would be included prior to recording.

**RECOMMENDATION**

Staff recommends approval of a Final Plat of Subdivision for Carlow Corporate Center West Phase 2B, located south of Rodeo Drive and west of Dalton Lane, subject to:

1. All Staff's comments pertaining to the plans submitted March 11, 2022, being addressed.
2. Approval from the Co-Administrator for Public Services & Development.

**DISCUSSION**

Followed

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: None

Motion carried.

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Ali wished the Muslim community a Happy Ramadan he said be safe and enjoy the Holy month. He also welcomed new Planner, Jack Carso to the team.

**COMMISSIONER'S REPORT**

Commissioner Shay thanked the Park District for the great job they have been doing through this rough Spring weather and preparing for sports.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman invited everyone to the Community Clean-up day on Saturday. He said all information was on the Bolingbrook website, but stated that the volunteers would start at three different parks and help clean the area and work around the neighborhoods and general park vicinity. He asked residents to care for their town and help pick up trash if they see it.

**ADJOURNMENT**

Motion Shay, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Ali adjourned the meeting at 7:55 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY