

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
May 18, 2022**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, May 18, 2022.

ROLL CALL

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

Absent: Commissioner Rick Campos

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

Press: None

Attendees: Duan Wivey, Javier Millan, Irwing Gama, Tom Wieserz, Pat Koetzy, and Jim Papper

APPROVAL OF MINUTES

Motion Shay, second Wright to approve Minutes of the April 20, 2022 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. CHICK-FIL-A, 245 N. WEBER ROAD. APPLICANT ALLAN WILEY, GBC DESIGN, INC. PROJECT NO.: 423.21

Motion Wright, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Campos

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

Planner, Jack Carso, presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to modify the existing drive-thru aisle at 245 N. Weber Road. The overall subject property comprises approximately 1.03 acres, is zoned B-2 Community Retail, and is currently developed as a Chick-fil-A restaurant. Access into the site would be from a cross access drive to the south and through Meijer's parking to the west. The applicant is proposing to modify an existing drive-thru aisle for the 4,833 square foot Chick-fil-A restaurant. As part of their original approval, the development provided 42 parking stalls onsite and has a shared parking agreement with Meijer allowing for an additional 20 parking stalls. Per the proposed reconfiguration, the overall number of parking stalls would be reduced from 42 to 31 onsite. Per the applicant, quick service restaurants, such as Chick-fil-A, have seen a drastic shift towards more customers utilizing the drive-thru window versus dining inside. Given the shared parking agreement with

Meijer, and the 31 stalls onsite, adequate parking for the proposed use is being provided. The landscape plan proposes to remove 11 of the existing trees. The proposed plan calls for 5 new trees to be planted. The Village is requesting that 60 plant units be planted within the north/side yard, which account for the other six trees that are being moved. This can be a combination of trees and/or large shrubs.

To develop the property in accordance, the applicant is requesting the following Variances from the Zoning Ordinance:

A variance to reduce the side yard setback along the south property line. Per the Zoning Ordinance, a minimum side yard setback of ten feet must be provided. The applicant is proposing a side yard setback of 1.5 feet along the southeast corner of the property and 6.5 feet along the south property line, for pavement only, as part of the modification to the existing drive-thru lane. Staff supports the variance as requested, provided that all of the required plant material be installed within the island which runs along the south property line.

A variance to reduce the side yard setback along the north property line. Per the Zoning Ordinance, a minimum side yard setback of ten feet must be provided. The applicant is proposing to reduce the side yard setback to 3.5 feet at the northeast corner of the property for pavement only and five feet for the proposed canopy. Staff supports the variance as requested, provided that all of the required plant material be installed within the northern side yard.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Development with Variances and Final Development Plan for Chick-Fil-A located at 245 N. Weber Road with the aforementioned Special Use Permit and Variances.

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

1. All of Staff's comments from the review dated Thursday, April 7, 2022, being addressed.
2. Approval of the Co-Administrator to Public Services and Development.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing closed 7:19 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.07 Approval of an Amendment to a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 423.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

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 TOWNES, 11349 S. NAPER-PLAINFIELD ROAD, PLAINFIELD 60585. APPLICANT: PATTI BERNHARD, ROSANOVA & WHITAKER, LTD. PROJECT NO.: 400.22

Motion Flores, second Shay to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing opened at 7:20 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from E-R to R-3 and a Special Use Permit for a Planned Development with Variances, Preliminary Development Plan and Preliminary Plat of Subdivision in order to rezone the subject property, from E-R to R-3, to allow for the construction of a mixed-use development, featuring a combination of single-family homes and townhomes, with associated variances at 11349 S. Naper-Plainfield Road. The subject parcel(s) comprises approximately 46.65 acres, is currently located within unincorporated Will County and is vacant farmland. The applicant is seeking approval of a rezoning for the above-referenced property from E-R Estate Residence to R-3 Single Family Residence, which is part of a petition to annex. Whenever a property is annexed into the Village it is initially classified E-R Estate Residence necessitating a rezoning to a more appropriate zone. In this instance, the appropriate classification is R-3 Single Family Residence since most of the surrounding properties are so zoned. Primary access to all lots would be provided off Essington Road, which would be realigned as part of the proposed development, with an additional access point being provided off Bent Grass Way, and a stub street would be provided for future access to the vacant parcel to the south. The applicant is proposing to install additional landscape material and architectural features, including monument signs identifying the overall subdivision name, near each entrance. In April 2021, the Village Board of Trustees approved a Special Use Permit for a Planned Development to allow a single-family living community, commonly known as Sawgrass, consisting of 216 single-family lots, a central park and two large water features along Hassert Boulevard. The development is currently under construction.

The applicant is proposing to construct a mixed-use development, which would feature 51 single-family homes, along with 142 townhomes, commonly known as Sawgrass Townes, which would also feature two large water features along Naper-Plainfield Road. The Preliminary Plat of Subdivision would create 51 single-family lots, 27 buildings with a total of 142 townhomes, along with 10 outlots consisting of landscaping, open space and stormwater retention. At this time, Staff is currently working with the applicant to finalize the size and location of the required Public Utility and Drainage Easements. Newly dedicated easements for utilities would be into one lot of record, while creating four outlots north of Remington Boulevard and west of Dalt provision of streets, as well as right-of-way dedication for Naper-Plainfield Road and the future expansion/realignment of Essington Road. As part of the proposed realignment, which would re-route Essington Road to Naper-Plainfield Road, the northern portion of Essington Road would be vacated. All streets within the subdivision would be owned and maintained by the Village of Bolingbrook. The applicant is proposing a 50-foot landscape outlot along the east side of Naper-Plainfield Road, which would consist of an undulating berm four feet in height, perimeter landscape material and an irrigation system. The required berm, perimeter landscape material and irrigation system, along Essington Road, would be provided as required. A Homeowner's Association would govern the overall Sawgrass Townes subdivision, which would be responsible for maintenance of the entry signs and all common open space areas (outlots, landscaping, etc.) Per the agreement between the Bolingbrook Park District and Pulte Group,

the applicant has agreed to pay cash-in-lieu of a land contribution for the proposed development. Indian Prairie School District #204 provided a letter of support for the next phase of the Sawgrass subdivision, commonly known as Sawgrass Townes, a residential development. When evaluating residential development projects, the District considers the estimated number of children to be generated by the project, the capacity of the schools, which would serve this development, and the balance between estimated revenues generated versus the cost to educate the students generated from the development. After careful evaluation, the District determined the students generated from the proposed development could be accommodated with limited impact. Per the Preliminary Plat of Subdivision, the single-family lot sizes would range from 7,500 square feet to 12,755 square feet. Per the applicant, the "Meadows at Sawgrass" would offer four models. The Meadows models would range from approximately 2,386 square feet to 3,826 square feet, depending on the model and options the buyer purchases and be consistent with the models the applicant is currently building in Sawgrass. The "Sawgrass Townes" would offer two unique models. The models would range from 1,895 square feet to 2,511 square feet. All the models within the Meadows series, as well as the Sawgrass Townes, would have a two-car garage. The average sales for the proposed single-family homes are forecasted to range between \$520,000 and \$570,000, while the projected sales price of the townhomes would be approximately \$425,000, depending upon which model and upgrades purchased.

To develop the property in accordance with the R-3 Zoning District, the applicant is requesting the following:

A Special Use Permit to allow a mixed-use development. Per the Zoning Ordinance, an attached single-family dwelling is not listed as a permitted use within the R-3 Zoning District. As such, the applicant is proposing to develop a mixed-use development, which would feature 51 single-family homes, along with 27 buildings consisting of a total of 142 townhomes, commonly known as Sawgrass Townes, which would also feature two large water features along Naper-Plainfield Road. Staff supports the request as this development provides an appropriate living opportunity for the growing number of residents in the area.

A variance to reduce the overall lot size and width for a single-family lot. Per the Zoning Ordinance, every single-family detached dwelling shall be located on a lot having an area of not less than 9,250 square feet and a width at the established building line of not less than 75 feet. The applicant is proposing a development consisting of a wide variety of lot sizes with a minimum lot size of 7,500 square feet, with an average lot size of 8,843 square feet, and 60 feet in width, for the single family lots. Pulte's market experience has illustrated a need to provide an option for homeowners to purchase slightly smaller lots in an effort to reduce the time and energy spent on yard maintenance. Staff supports the variance as requested due to the nature of this development and the product, which provides accessibility benefits and minimal maintenance yards to cater towards desired attributes of the community. Also, even with the reduced width, the applicant has demonstrated the ability to meet the required side yard setback of 8.5 feet on every single-family lot.

A variance to reduce the minimum front yard setback. Per the Zoning Ordinance, every single-family detached dwelling shall provide a minimum front yard setback of 30 feet. The applicant is requesting a reduction from 30 to 25 feet. Staff supports the variance as requested due to the nature of this development and noting the applicant has demonstrated the ability to have sufficient space to park vehicles within the driveway and not block the public walkway.

A variance to reduce the minimum rear yard setback. Per the Zoning Ordinance, every single-family detached dwelling shall provide a minimum rear yard setback of 35 feet. The applicant is requesting a reduction from 35 feet to 30 feet. Staff supports the variances as requested due to the nature of this development and noting the applicant has demonstrated the ability to have

sufficient space to construct their largest model home with all available options on nearly every lot within the Sawgrass community.

A variance to reduce the minimum building separation. Per the Zoning Ordinance, a development modeled after the R-5 Single Family Residential Zoning District is required to provide a minimum building separation ranging from 30 to 60 feet dependent upon the orientation of the townhome buildings. The applicant is requesting to reduce the building separation, for end to end, to a minimum of 20 feet, and for rear to rear, to a minimum of 50 feet, throughout the development. Staff supports the variance as requested, subject to the applicant working with Staff on increasing the separation between buildings, which have underground utilities, required to be maintained by the Village, running between them.

A variance to increase the maximum lot coverage for a single-family lot. Per the Zoning Ordinance, no single-family detached dwelling shall exceed a maximum lot coverage of 35%. The applicant is requesting an increase from 35% to 45%. Staff supports the variance as requested due to the nature of this development and noting the applicant has demonstrated the majority of the models would meet the 35% maximum lot coverage, but the request would allow the flexibility for future homeowners to purchase the largest model, including every option and not require an additional variance at that time. Also, this request is subject to the development meeting all of the Village's stormwater management requirements.

A variance to decrease the minimum open space for the gross area of the site. Per the Zoning Ordinance, a minimum area devoted to green open space and landscaping shall be equal to 50% of the gross area of the site. The applicant is requesting a decrease from 50% to 40%. Staff supports the variance as requested due to the nature of this development and noting a large portion of the proposed development is needed for the realignment of Essington Road. Also, this request is subject to the development meeting all of the Village's stormwater management requirements.

A variance to increase the maximum allowable density. Per the Zoning Ordinance, the maximum allowable density is three dwelling units per acre. The applicant is requesting 4.1 dwelling units per acre, for a total of 51 single-family homes and 142 townhouse units. Staff supports the variance as requested due to the nature of the mixed-use development.

A variance to allow a two-car garage. Per the Zoning Ordinance, every detached single-family dwelling unit shall include either an attached or a detached garage located on the same lot or parcel. Each garage shall provide three vehicle stalls inside of a garage that each not less than 9 feet in width and 19 feet in length of clear space measure within the interior of the garage, and shall not contain less than 530 square feet and no greater than 640 square feet as measure by the exterior dimensions of the garage. Per the applicant, all models within the Meadows series would allow two-car garages, on the condition that the three-car option is available, as well as a four-foot extension being provided on every model within the Meadows series, except the Waverly. In addition, all models within the townhome portion of the development would allow a two-car garage that includes a two-foot extension on every model. Pulte Group believes that this will provide future residents alternatives on the overall design and function of their new home. Staff supports this variance as requested. This approval is based on the condition that a four-foot extension would be provided as a standard option on all of the Meadows models, except for the Waverly, which base model exceeds the minimum 530 square feet, as well as a two-foot extension being provided as a standard option on all the townhouse models.

A variance to decrease the width of a driveway. Per the Zoning Ordinance, every dwelling unit requiring a garage shall provide a driveway having a minimum width of 18 feet within 19 feet of a garage door. The applicant is requesting to reduce the width of the driveway to 16 feet for the

driveways within the townhome portion of the development. Staff supports the variances as requested subject to the required material being installed per the approved landscape plan.

A variance to increase the size of development signs. Per the Zoning Ordinance, every single-family residential development is permitted two development signs, which are not to exceed 60 square feet in area and 10 feet in height. The applicant is requesting to install two development signs, one at the Hassert Boulevard entrance and one at the Essington Road entrance. The proposed sign is a stone monument, 10 feet in height and approximately 80 square feet in area. Staff supports the variance as requested.

A variance to reduce the minimum basement ceiling height. Per the Building Code, the minimum height from the basement floor to the lowest part of the floor joists shall be 8'8" and the lowest beam shall be 7'8". Per the applicant, the ceiling height for the models within the Meadows series from the basement floor to the lowest part of the floor joists would 7'8" and to the lowest beam would be 6'6.5". Pulte's market experience has illustrated that a large number of home buyers would prefer to utilize the associated costs in the increased basement ceiling height on other livable and useable space within the home. Staff supports the variance as requested, with the exception of the structural support and the HVAC return, all other equipment and piping would be located between the rafters to increase the finished ceiling height.

A variance to waive the required interior finish of a residential garage. Per the Building Code, all interior walls and ceilings in newly constructed single-family homes shall be finished with drywall, taping, sanding, and painting comparable to the interior walls of the home. Per the applicant, they are proposing to drywall and fire tape the garage interior walls and ceilings, but requesting relief on sanding, finishing and painting. Pulte's market experience has illustrated that a finished/painted garage is not a feature that all home buyers prefer and many would prefer to spend the associated costs on other livable and useable space within the home. Staff supports the variance as requested, subject this being an optional upgrade to all home buyers that may want a finished garage.

A variance to reduce the minimum width for the right-of-way. Per the Development Code, the minimum width of a right-of-way for a local street is 66 feet. The minimum width of a right-of-way for a minor arterial street is 100 feet. The applicant is requesting a reduction from 66 to 60 feet for the right-of-way for a local street and 83 feet for the right-of-way for a minor arterial street. The 83 feet would be increased to the required 100 feet upon development of the vacant parcel to the east. Staff supports this variance as requested to provide consistency with the existing Sawgrass development currently under construction, and noting this to be consistent with the agreed upon realignment of Essington Road.

A variance to reduce the minimum centerline radius for a local street. Per the Development Code, the minimum centerline turning radius for a local street is 150 feet. The applicant is requesting a centerline radius of 90 feet at a number of locations within the subdivision, as well as 30 feet for a portion of the road within the townhome development. This portion of the road within the townhome development is located along the southwest corner and is intended to function similar to a cul-de-sac, guiding traffic in a circular motion, as well as limiting the overall traffic. Staff supports the variance as requested due to the referenced streets being short, low speed, private drives in which the design centerline radius provides for safe vehicular movements and adequate emergency vehicle access.

A variance to waive the requirement to install public improvements along a portion of Essington Road. Per the Development Code, all parkway improvements (parkway trees, sidewalks, and parkway sod and parkway lights) must be provided upon development of the site. Also, when any parcel fronts on or abuts any existing collector street, where the subdivision will be served by said street, and where said street has not been improved in accordance with its designation

or as provided in Chapter 30, then the developer will be required to improve the street along the length of street abutting its parcel in accordance with the standards in Chapter 30. Per a Development Agreement, approved as part of the Sawgrass Subdivision, the applicant has agreed to re-align Essington Road, while installing all other required parkway improvements per the approved preliminary development plan; however, the applicant is requesting to waive this requirement for trees, sidewalk and sod, but would install the required street lighting, along the east side of Essington Road, which is adjacent to the undeveloped farm land to the east. Staff supports the variance as requested.

A variance to remove more than 50 percent of the trees onsite. Per the Development Code, no more than 50% of the existing trees onsite can be removed. Per the applicant, as part of the proposed grading to accommodate for the development, the majority of the trees (six inches or more of diameter) that currently exist onsite need to be removed. Staff supports the variance as requested, subject to the required number of replacement trees being provided per the approved Landscape Plan.

A variance to increase the fluctuation of a pond. Section 16-120(F)5 of Chapter 16 of the Municipal Code requires that the maximum fluctuation between normal water level and a 100-year event, the water level shall not exceed three feet, with a maximum fluctuation of four feet if the basin slopes are no steeper than 10:1. The Village Engineer may provide relief in fluctuation requirements depending on the site conditions. In this instance, there are two stormwater detention basins (i.e. water features) on the property, one in the northwest corner and one in the southwest corner. The applicant is requesting a variance to allow basin slopes of 6:1 and a maximum fluctuation of five feet. Staff supports the variance as requested in order to maximize the aesthetics of the water features along Naper-Plainfield Road and Essington Road.

A variance to reduce the required parkway trees. Per the Development Code, parkway trees shall be planted on a maximum 40-foot spacing such that the total number of trees shall equal or exceed the ratio of one tree for each 40 feet of street frontage. The applicant is requesting to alter this requirement by installing some of the required parkway trees within designated locations within the common areas. In addition, the applicant is proposing to install the required parkway trees along Naper-Plainfield Road within the proposed berm, per the approved landscape plan. Staff supports the variance as requested due to the nature of the development and to support adequate tree growth

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned variances.

Staff recommends approval of a Preliminary Development Plan and Preliminary Plat of Subdivision for a single-family community subject to:

1. All of Staff's comments from the plans dated March 11, 2022, shall be addressed.
2. Subject to review and approval of the Co-Administrator for Public Services and Development.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing closed 8:43 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.04 Approval of a Rezoning from E-R to R-3 and a Special Use Permit for a Planned Development with Variances, Preliminary Development Plan, Preliminary Plat of Subdivision and Adoption of Findings of Fact. Project No.: 400.22

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

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

SPECIAL USE PERMIT FOR A CARRY-OUR RESTAURANT. RED STAR PIZZAS, 501 S. WEBER ROAD, UNIT 104. APPLICANT: JIM PAPPAS. PROJECT NO.: 409.22.

Motion Flores, second Vice Chair Cooper to open the public hearing.
AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Campos
Motion carried, public hearing opened at 8:45 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for a Carry-out Restaurant in order to allow a carry-out restaurant at 501 S. Weber Road, Unit 104, commonly known as Weber Plaza. The subject property comprises approximately 9.9 acres, developed as a multi-tenant mixed-use development, known as Weber Plaza, and zoned B-2 Community Retail. Access to the development would be available via a right-in/right-out off Weber Road to the southeast and a full-access drive off Hassert Boulevard to the north. There is adequate parking for the proposed use. Per the Village's Zoning Ordinance, carry-out restaurants require a Special Use Permit within the B-2 Community Retail Zoning District. The applicant is proposing a carry-out and delivery restaurant commonly known as Red Star Pizzas. Per the applicant, this location would act as their main facility in which they will manufacture, freeze and store their pizzas. The proposed hours of operation are from Monday to Saturday from 11:00 a.m. to 8:00 p.m. and Sundays from 12:00 p.m. to 4:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Carry-Out Restaurant, commonly known as Red Star Pizzas, at 501 S. Weber Road, Unit 104.

DISCUSSION

Followed

Motion Wright, second Vice Chair Cooper to close the public hearing.
AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Campos
Motion carried, public hearing closed 8:56 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.08 Approval of a Special Use Permit for a Carry-Out Restaurant and Adoption of Findings of Fact. Project No.: 409.22

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

NEW BUSINESS

FINAL PLAT OF SUBDIVISION. CARLOW CORPORATE CENTER WEST PHASE 2A. APPLICANT: KEN NYENHUIS, NORTHERN BUILDERS. PROJECT NO.: 411.22

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 one lot of record, while creating four outlots north of Remington Boulevard and west of Dalton Road. The subject property comprises approximately 24.6 acres, is zoned I-1 Limited Industrial and is part of Carlow Corporate Center West Phase 2A. The proposed Plat of Subdivision would subdivide one lot of record into one lot of record. Lot 1, which is approximately 12.689 acres, is currently vacant and would be created for a future office/distribution center. The newly created lot 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 and 2A. This road would run parallel to Phase 2B and 2A heading south and connect to Dalton Lane to the east. Outlot E, which is approximately 6.182 acres, is currently vacant and would be created for stormwater detention purposes. Outlot F, which is approximately 1.519 acres, is currently vacant and would be created for the eastern half of the 100-foot wide berm. Outlot G, which is approximately 1.519 acres, is currently vacant and would be created for the western half of the 100-foot wide berm. Outlot H, which is approximately 0.911 acres, is currently vacant and would be created for the purposes of constructing the aforementioned berm. Per the applicant, due to the changes in elevation, the additional 30-foot strip of land would allow for the required berm to be constructed with the required slope and height per the Annexation Agreement. The applicant agrees to work with any future residential developer in order to sell or transfer as much of this additional land as possible for future residential development. All of the outlots listed, and said improvements, would be maintained by the Carlow Corporate Center West Association. Approximately 1.780 acres would be dedicated to the Village of Bolingbrook for Belle Lane. At this time, Staff is currently 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 the Final Plat of Subdivision for Carlow Corporate Center West Phase 2A, located north of Remington Boulevard and west of Dalton Lane subject to:

1. All Staff's comments pertaining to the plans submitted May 6, 2022, being addressed.
2. Approval from Co-Administrator for Public Services and Development.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Tucker, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 9:05 p.m.

CHAIRMAN

APPROVED

SECRETARY