

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 15, 2023**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, February 15, 2023.

ROLL CALL

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

Absent: Commissioners Inez Flores, Rick Campos

Staff: Director of Community Development, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: None

Attendees: None

APPROVAL OF MINUTES

Motion Schank, second Wright to approve Minutes of the November 16, 2022 and December 21, 2022 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

None

NEW BUSINESS

FINAL PLAT OF SUBDIVISION. SAWGRASS TOWNES, PHASE 1, 2, AND 3. APPLICANT: PATTI BERNHARD, ROSANOVA & WHITAKER, LTD. PROJECT NO.: 400.22

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision for Phases 1, 2 and 3 in order to allow for the development of 51 single-family homes, and 142 townhomes, within the Sawgrass Townes Subdivision located at 11349 S. Naper-Plainfield Road.

The subject parcels comprises approximately 46.65 acres, is currently located within unincorporated Will County and vacant farmland. In May 2022, the Village Board of Trustees approved an Annexation and Annexation Agreement, to reflect rezoning, from E-R Estate Residence to R-3 Single Family Residence, along with a Special Use Permit for a Planned Development to allow for the construction of a mixed-use development, featuring 51 single-family homes and 142 townhomes. The Final Plat of Subdivision for Phase I would create 27 building envelopes/blocks for the proposed 142 townhomes, along with eight outlots; Phase II would create 43 single-family lots, along with two outlots; and Phase III would create eight single-family lots, along with two additional outlots. 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.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for Sawgrass Townes Subdivision Phase 1, 2 and 3, to allow for the creation of 51 single-family lots, 27 building envelopes/blocks for a total of 142 townhomes, along with 12 outlots consisting of landscaping, open space and stormwater retention.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Flores, 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 Schank, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 7:14 p.m.

CHAIRMAN

APPROVED

SECRETARY