

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
May 19, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, May 19, 2021.

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: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. TURANO BAKERY, 556 ST. JAMES GATE. APPLICANT: RICHARD MALECZKA, UISC, LLC. PROJECT NO.: 409.21

Motion Schank, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Campos

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of an Amendment to a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to allow for the construction of a building addition and parking lot expansion with variances at 556 St. James Gate. The proposed property comprises approximately 21.5 acres, is currently zoned I-1 Limited Industrial and is developed with a 351,473 square foot office, bakery/freezer and distribution center. The Village Board of Trustees approved the original request for a Special Use Permit for a Planned Development with Variances and Final Development Plan for 556 St. James Gate, which allowed for a 189,248 square foot bakery expansion along the north side of the property and a future 126,432 square foot cooler/freezer expansion, in September 2016 via Ordinance #16-084.

The applicant is proposing a 101,115 square foot freezer expansion on the south side of the property, which would bring the overall building to approximately 452,588 square feet. As part of this proposed expansion, the applicant is proposing to construct additional truck docks, along with truck parking, as well as a service road, while expanding the existing automobile parking area in order to increase the overall number of parking stalls being provided. Per the applicant, Turano Baking Company currently employs 300 individuals in roles including general management, maintenance personnel, line-level production and packaging helpers at this facility. The proposed expansion would add approximately 10 positions in these and additional transportation roles. These employees are spread across three shifts, as the facility operates 24-hours per day, seven days per week. Currently, there approximately 120 individuals onsite at any given time; thus, with the future expansion they expect that number to increase to approximately 135. The applicant is proposing to have 238 parking stalls provided. Detention is provided to the south. In addition, underground detention is being added.

To develop the property in accordance with the I-1 Zoning District, the applicant is requesting the following:

A variance to install an 8-foot high fence within the front yard setback. 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 an 8-foot high faux wrought iron fence with a front yard setback of zero feet for both security and aesthetic purposes. Staff supports the variance as requested.

A variance to eliminate the curbed islands at the end of the parking row. Per the Zoning Ordinance, curbed islands shall be provided at the ends of each row of parking. The applicant is proposing to eliminate the curbed islands in multiple locations. Staff supports the variance as requested, given the existing conditions and limitations associated with the geometry of the site.

A variance to reduce the depth of a parking stall. Per the Zoning Ordinance, all parking stalls are required to be a minimum of nine feet wide and 19 feet deep, all exclusive of access drives, aisles, ramps, etc., provided that in measuring the length of a parking space area safely occupied by a vehicle beyond a curb stop, whether paved or unpaved, may be included. Due to an existing guardrail that is to remain, the proposed stall depth along the west property line, in the existing parking lot, would be approximately 17 feet. Staff supports the variance as requested; given the existing conditions and that, the stalls would be designated for compact vehicles.

A variance to increase the fluctuation of a pond. Section 1407(F).5. of Chapter 33 of the Municipal Code requires that pond fluctuation not exceed six feet and the applicant is requesting a variance to increase the fluctuation to 6.95 feet. Staff supports the variance as requested in order for the applicant to properly utilize the existing pond onsite.

RECOMMENDATION

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

Staff recommends approval of a building addition and subsequent parking lot expansion, subject to:

1. All of Staff's comments from the plans submitted on May 11, 2021 being addressed.
2. The review and approval of the Co-Administrator for Public Services & Development.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioners Campos

Motion carried, public hearing closed 8:13 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.10 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.: 409.21

Motion Wright, second Vice Chair Cooper to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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: Commissioners Campos

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali welcomed Commissioner Shay to the board and asked him to give a little bit of his background. Commissioner Shay stated he has resided in Bolingbrook since 2013 and is currently employed with Will County as an IT Director. He said he was formally

an AICP certified Planner, and that he enjoys serving the Bolingbrook Community. Chair Ali also congratulated Mayor and elected officials for their swearing in ceremony. He went on to congratulate the Muslim Community who celebrated Eid-al-Fitr.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

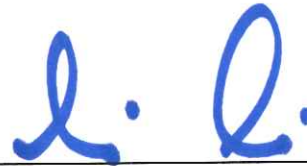
None

ADJOURNMENT

Motion Shay, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 8:16 p.m.



CHAIRMAN



APPROVED



SECRETARY