

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
July 15, 2020**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, July 15, 2020.

**ROLL CALL**

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

Absent: Commissioner Lawrence Cooper, Margaret Hegber, Rick Campos, Vice Chair Terri Bethune

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

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, PERFORMANCE MOTOR SPORTS, 490 WOODCREEK DRIVE, SUITE C. APPLICANT: LEWIS FAIR, PERFORMANCE MOTOR SPORTS. PROJECT NO.: 410.20**

Motion Wright, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

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 a Special Use Permit for a Planned Development in order to allow a full-service auto detail shop at 490 Woodcreek Drive, Suite C. The subject site comprises approximately 1.14 acres and is developed with an approximate 16,335 square foot office/warehouse building. Access to the subject property is from two points, one off Remington Boulevard to the southeast and one off Woodcreek Drive to the northwest. The facility 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 full-service auto detail shop commonly known as Aesthetic Detail Studio at 490 Woodcreek Drive, Suite C. Per the applicant, the hours of operation would be 7:30 a.m. to 7:30 p.m. seven days a week. All vehicles are to be brought inside to be detailed and no work would be conducted within the parking lot.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow Aesthetic Detail Studio at 490 Woodcreek Drive, Suite C, subject to all of the vehicles being serviced are to be stored inside the building.

**DISCUSSION**

None

Motion Flores, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing closed 8:03 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 20.09 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 410.20

Motion Flores, 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, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried.

**ANNEXATION AND REZONING FROM E-R ESTATE RESIDENCE TO I-1 LIMITED INDUSTRIAL AND SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. TEF WEBER PROPERTY, SOUTHWEST CORNER OF SOUTH WEST FRONTAGE ROAD AND WEBER ROAD. APPLICANT: BENJAMIN SCHUSTER, ELROD FRIEDMAN, LLC. PROJECT NO.: 412.20**

Motion Flores, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 8:04 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial and a Special Use Permit for a Planned Development in order to rezone two existing lots of record at the southwest corner of South West Frontage Road and Weber Road. The applicant is seeking approval of a rezoning for the above-referenced

property from E-R to I-1, 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 I-1 Limited Industrial since most of the surrounding properties are such zoned. The applicant is also seeking a Special Use Permit in order to allow a Planned Development, which would allow them all as permitted uses in the B-1 Local Retail District and the B-2 Community Retail District, as the same may be amended from time to time, shall be a permitted use on the Property; and any use listed in the Zoning Ordinance as a Special Use Permit in the B-1 Local Retail District or the B-2 Community Retail District, as same may be amended from time to time, shall be allowed on the Property upon satisfying the applicable procedures for approval of a Special Use Permit; lastly a Special Use Permit to use a portion or all of the Subject Property for a gas station, including diesel service, with a convenience store, subject to site plan review any other zoning relief as may be necessary to fully grant the application, subject to the approval of the annexation and annexation agreement. There is no plan at this time for this property, but simply trying to rezone it as part of the Annexation Agreement to make the property marketable.

### **RECOMMENDATION**

Staff recommends approval of a Rezoning from E-R to I-1 for the property located at the southwest corner of South West Frontage Road and Weber Road, commonly known as TEF Weber Property, subject to the approval of the annexation and annexation agreement.

Staff further recommends approval of a Special Use Permit for a Planned Development to allow all the B-1 Local Retail District and B-2 Community Retail District permitted uses within the I-1 Limited Industrial District, including a gas station and convenience store, subject to the approval of the annexation and annexation agreement.

### **DISCUSSION**

None

Motion Flores, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing closed 8:09 p.m.

### **APPROVAL OF FINDINGS OF FACT**

PC 20.11 Approval of an Annexation, Rezoning from E-R to I-1, Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 412.20

Motion Flores, second Schank 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, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND FINAL PLAT OF SUBDIVISION. DREW ENTERPRISES DEVELOPMENT, SOUTHEAST CORNER OF STEVENSON DRIVE AND EAST SOUTH FRONTAGE ROAD. APPLICANT: PAUL LOMBARDO, CORPORATE CROSSING STORMWATER MANAGEMENT, LLC. PROJECT NO.: 407.20**

Motion Schank, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 8:10 p.m.

Planning and Zoning Administrator, Matt Eastman, 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 allow for the modification of an existing stormwater management facility as well as the construction of a parking lot expansion for the purpose of permitting truck/trailer sales and rental at the southeast corner of Stevenson Drive and East South Frontage Road. The 15.656 acres of land is zoned I-1 Limited Industrial, is located at the southeast corner of Stevenson Drive and East South Frontage Road, the majority of which was previously owned by LaGrou Distribution and serves as the Corporate Crossing stormwater management facility. Access to the property would be provided off Frontage Road. The overall property comprises approximately 25.422 acres in size, is zoned I-1. The proposed Final Plat of Subdivision would create five lots of record. Lot 1 would be approximately 3.579 acres and created for the parking lot expansion of Stevenson Crane. Lot 2 would be approximately six acres and created for the purposes of stormwater management, which would be maintained by an association and include specific language outlined in the Will County Countrywide Stormwater Management Code. Lot 3 would be approximately 5.99 acres and created for the parking lot expansion of 297 and 301 E. South Frontage Road. Lot 4 and 5 would be approximately 10 acres and created for the existing trucking facilities at 297 and 301 E. South Frontage Road. The applicant is proposing to modify the existing stormwater management facility in order to construct a parking lot expansion for the benefit of 297 and 301 E. South Frontage Road, which would include 117 truck stalls for short-term parking in conjunction with an existing truck/trailer sales and rentals business. A 5-foot high brick screen wall, as well as a 6-foot high wrought iron fence along with a substantial amount of landscaping, would be installed within the front yard along Frontage Road, in order to assist in screening the trucks and trailers from view.

To develop the property in accordance with the I-1 Zoning District, as well as the Development Code, the applicant is requesting the following Special Use Permit and Variances.

A Special Use Permit to allow truck and trailer sales and rentals. Per the Zoning Ordinance, a Special Use Permit for a Planned Development is required to allow any truck and/or trailer sales and/or rentals within the I-1 Zoning District. The applicant is proposing 117 truck stalls for short-term parking in conjunction with an existing truck/trailer sales and rentals business. Staff supports the use as requested, subject to the brick wall, landscaping material and fence being installed.

A Variance to allow a non-dust free parking surface. Per the Zoning Ordinance, every parking space, including access thereto, shall have an all-weather dust-free surface. The applicant is proposing to construct the truck parking stalls with a CA-6 road gravel. The interior section of the parking lot expansion would be constructed out of heavy-duty concrete, while the exterior would include a curb and gutter system to help control truck maneuverability as well as provide a clear barrier from the landscaped areas. Staff supports the variance as requested, subject to the applicant maintaining the parking lot to avoid any material being brought out onto Frontage Road.

A Variance to reduce the required front yard setback. Per the I-1 Zoning District, a minimum front yard setback of 35 feet is required for parking areas located within the front yard. Staff supports the variance as requested, given the geometry of the site and the IDOT right-of-way, which is directly adjacent to the subject property and provides a large natural buffer from Frontage Road and I-55. Approval is subject to the required landscape material being installed per the approved Landscape Plan.

A Variance to reduce the required side and rear yard setback for pavement only. Staff supports the variance as requested given that the reduced setbacks would be for pavement only and all the required landscape material being installed per the approved Landscape Plan.

A Variance to install a 6-foot high fence within the front yard setback. The applicant is proposing a 6-foot high faux wrought iron fence with a front yard setback of 0 feet for both security and aesthetic purposes. Staff supports the variance as requested, noting the fence would be in line with the neighboring properties providing a uniform look to the streetscape in the area.

A Variance to waive the installation of a berm and irrigation system in the front yard. Per the Zoning Ordinance, a 2.5 to 3-foot high berm, with an irrigation system and required plant material, is required within the front yard setback along Frontage Road. In lieu of the berm and irrigation system, the applicant is proposing to install a 5-foot high brick screen wall, a 6-foot high faux wrought iron fence in addition to the required landscape material. Staff supports the variance requested, subject to all the required landscaping material being installed per the approved Landscape Plan.

A Variance to relocate and distribute the required side yard setback material within the front yard setback. The applicant is proposing to relocate and distribute all the required plantings from the side and rear yards, as well as the retention/detention pond, to the front yard setback along Frontage Road.

A Variance to remove more than 50% of the trees on site. The applicant is requesting to remove more than 50% of the trees on site. Staff supports the variance as requested, subject to the required number of replacement trees being provided.

A Variance to waive the required public improvements within the right-of-way along Frontage Road. The applicant is requesting to waive these requirements due to the nature of the proposed development. 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.

A Variance to allow overhead utility lines to remain above ground. The applicant is requesting that the overhead utility lines remain above ground for the entire length of the property along Frontage Road, noting the poles are located within IDOT property. Staff supports the variance as requested.

A Variance to increase the fluctuation of a pond. Chapter 33 of the Municipal Code requires that pond fluctuation not exceed 6 feet and the applicant is requesting a variance to increase the fluctuation to 14 feet. Staff supports the variance as requested.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for Drew Enterprises Development at the southeast corner of Stevenson Drive and East South Frontage Road with the aforementioned Special Use Permit and Variances.

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

1. All comments from the memo dated July 8, 2020, being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Commissioner Tucker questioned the 35-foot setback, asked for explanation on the required five feet, how cumbersome the stormwater management would be, if they were improving the water quality, and if the EPA would require an Association. Commissioner Schank questioned if the entrance and exit from Lot 3 would only be through Lot 4.

Mr. Eastman stated there would be 80 to 90 feet of IDOT property, that when driving down the street it will look like there is a 100-foot buffer. He went on to explain that the cross access easement that would allow trucks to enter and exit onto Frontage Road as part of the Plat of Subdivision. He also explained that they were making the pond

deeper to accommodate additional impervious surface, not to change the quality of the water, but to improve it by re-designing the pond itself. He also stated that they will have an Association, that typically would not want a pond on its own lot, but that Staff's comments is to create an Association for the duration of the pond to guarantee its maintenance.

Motion Schank, second Tucker to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing closed 8:24 p.m.

### **APPROVAL OF FINDINGS OF FACT**

PC 20.07 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.: 407.20

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried.

### **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. STEVENSON CRANE, 410 STEVENSON DRIVE. APPLICANT: DAN STEVENSON, STEVENSON PROPERTIES, LLC. PROJECT NO.: 411.20**

Motion Schank, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 8:25 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan in order to allow for the modification to an existing stormwater management facility as well as the construction of a parking lot expansion for the purposes of permitting the outdoor storage of trucks and cranes in conjunction with Stevenson Crane operation at 410 Stevenson Drive. The 3.579 acres of land is zoned I-1 Limited Industrial, is located at the southeast corner of Stevenson Drive and East South Frontage Road, currently vacant and is part of Corporate

Crossing Stormwater Management Plat of Subdivision. Access to the property would be provided off Stevenson Drive to the west. The applicant is proposing to construct a parking lot expansion for the benefit of Stevenson Crane at 410 Stevenson Drive, which would include 24 truck stalls, 29 crane stalls and 48 automobile stalls with a private fueling station, which would be used and accessed by employees only, in conjunction with an existing Stevenson Crane business. All the required landscaping would be installed within the front yard along Stevenson Drive, as well as the corner side yard along East South Frontage Road, in order to assist in screening the trucks and cranes from view.

To develop the property in accordance with the I-1 Zoning District, as well as the Development Code, the applicant is requesting the following Special Use Permit and Variances.

A Special Use Permit to allow truck and crane storage. Staff supports the use as requested, subject to all the landscaping material being installed per the approved Final Development Plan.

A Variance to reduce the required front yard setback along Stevenson Drive. Per the applicant, due to the nature of the proposed development, in order to provide proper truck circulation and staging onsite, the applicant is requesting an approximate 10-foot setback off Stevenson Drive for pavement only. Staff supports the variance as requested, given the geometry of the site, subject to the required landscape material being installed per the approved Landscape Plan.

A Variance to allow dead-end parking. The applicant is proposing a small dead-end parking layout consisting of approximately 14 parking spaces to be utilized by employees at the northeast corner of the parking lot. Staff supports the variance as requested since the availability of said parking spaces should be visible from the drive aisle as a vehicle is approaching.

A Variance to waive the installation of the berm and irrigation system in the front and corner side yards. Due to a large drop in elevation, the applicant is requesting to waive the required berm and irrigation system within both the front yard along Stevenson Drive and corner side yard along East South Frontage Road. Staff supports the variance requested, subject to all the required landscaping material being installed per the approved Landscape Plan.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. The applicant is requesting to increase the width of both the entrances off Stevenson Drive to accommodate the trucks and cranes. Staff supports the variance as requested.

A Variance to reduce the width of the curbed islands at the end of a parking row. Per the Zoning Ordinance, a curbed planting island, which is a minimum of 9 feet wide, back-of-curb to back-of-curb, is required at the end of a parking row. Staff supports the variance as requested in order to allow for greater automobile and truck maneuverability



throughout the site in an effort to avoid damaging the curbs and landscape beds, while maximizing the number of parking stalls provided.

A Variance to remove more than 50% of the trees on site. The applicant is requesting to remove more than 50% of the trees on site. Staff supports the variance as requested, subject to the required number of replacement trees being provided.

A Variances to waive the required public improvements within the right-of-way along Frontage Road and Stevenson Drive. The applicant is requesting to waive these requirements along Frontage Road, as well as the requirement to install a sidewalk along Stevenson Drive, due to the nature of the proposed development. 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. Streetlights were previously installed along Stevenson Drive.

A Variance to allow overhead utility lines to remain above ground. The applicant is requesting that the overhead utility lines remain above ground for the entire length of the property along Frontage Road, noting the poles are located within IDOT property. Staff supports the variance as requested.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for a parking lot expansion for the benefit of Stevenson Crane at 410 Stevenson Drive with the aforementioned Special Use Permit and Variances.

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

1. All comments from the memo dated July 13, 2020, being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Commissioner Tucker had concerns on the dead-end parking and the waiving of the berm and irrigation system. Chair Ali questioned who would be using the south entrance.

Mr. Eastman stated that the dead-end parking would only be used by employees, which is why Staff is willing to support the variance. He added that the public would not be using that parking lot, so it would only be an inconvenience to the applicant. He said they would be adding additional landscaping. He explained that the property has a significant drop and the applicant would have to ramp up and build up the property versus being able to have a flat group and making an undulating up and down berm. He went on to say the south entrance would be their fueling facility, which would be gated and require a key for access.

Motion Barrington, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune  
Motion carried, public hearing closed 8:36 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 20.10 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, and Adoption of Findings of Fact. Project No.: 411.20

Motion Schank, second Wright 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, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune  
Motion carried.

**REZONING FROM R-3 SINGLE FAMILY RESIDENCE TO I-1 LIMITED INDUSTRIAL, CARLOW CORPORATE CENTER WEST, SOUTHEAST CORNER OF RODEO DRIVE AND KINGS ROAD. APPLICANT: TOM KENRICH, NORTHERN BUILDERS, INC. PROJECT NO.: 431.15**

Motion Wright, second Schank to open the public hearing.  
AYES: Commissioners Tucker, Schank, Flores, Wright, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune  
Motion carried, public hearing opened at 8:38 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from R-3 Single Family Residence to I-1 Limited Industrial in order to rezone a portion of existing lot of record. The applicant is seeking approval of a rezoning for a portion of the above-referenced property from R-3 to I-1, which is part of a petition to amend an existing Annexation Agreement. The Village Board of Trustees approved the original request for a Rezoning, as part of an Annexation and Annexation Agreement, for the subject site in March 2016. The applicant is proposing to rezone approximately 15.22 acres of the overall 326.77-acre site from R-3 to I-1, in order to develop the property as part of Carlow Corporate Center West. Per the Annexation Agreement, a 100-foot industrial/residential transition yard. The developer would construct a berm on the transition yard with associated landscaping, including a minimum 3:1 slope, with at least 8-foot tall evergreens and deciduous trees at the time of planting. The developer will maintain the berm and landscaping until an association is formed for the industrial property, at which time the industrial association will maintain the berm. The entire berm must be constructed prior to any residential development being built. The berm and transition yard will be

designated as an outlot at the time of platting. Per the Annexation Agreement, the Residential Property shall comply in all respects with the following requirements:

- A. the minimum lot size of 12,000 square feet;
- B. the minimum square footage of a one-story ranch shall be 2,400 square feet; a two story residence shall be 2,900 square feet above the first floor entry;
- C. within sixty (60) days after occupancy each lot shall be landscaped with sod and a landscape package equal to ten percent (10%) of construction cost excluding sod (no grass seed permitted);
- D. minimum three-car garage ;
- E. the Annexation fee for each residence shall be prorated at the rate of \$10,000 per acre payable upon platting.
- F. all driveways and walkways to be constructed out of concrete, brick pavers, or block. No asphalt would be permitted.

### **RECOMMENDATION**

Staff recommends approval of a Rezoning from R-3 Single Family Residence to I-1 Limited Industrial for a portion of the property located at the southeast corner of Rodeo Drive and Kings Road, subject to the approval of the first amendment to the annexation and annexation agreement.

### **DISCUSSION**

Chair Ali questioned how close the water features would be to the subdivisions, if the driveways for the future residential development would be facing Kings Road, when the berms would be completed, who would maintain the berms, what the square footage of the future homes would be, and what is the school district. He also thanked Northern Builders for going above and beyond to accommodate the Village's requests. He went on to explain that they were losing approximately 15 acres, but gaining 32 acres.

Mr. Eastman stated the water features would be approximately 500 feet from the subdivisions that Kings Road would be constructed to Remington Boulevard and Remington Boulevard would be redone to Kings Road. He added that with an Annexation Agreement it limits them to only having curb cuts that would be a main entry point into the subdivision so they would not face Kings Road. He said that the berm would begin construction once any part of Phase 2 began development. The berm would begin in 1,000 foot increments, unless the residential portion of the project begins first. If that was the case, then Northern Builders would be responsible for building the entire berm before any construction of the residential area can begin. He explained that this would be the biggest berm constructed in Bolingbrook. Mr. Eastman stated Northern Builders would be responsible for the berm until an Association is created within the entire Carlow Corporate Center. Once the Association is created, then they would take over. He added that a berm would also be built off of Kings Road similar to the one on 115<sup>th</sup> Street and Hassert Boulevard which would be an approximately five foot adulating berm with landscaping. He went on to explain that the proposed lots would be similar to Americana Estates with approximately between 12,000 to 15,000 square feet, and it would be Plainfield 202 School District.

Jason Fox, Bolingbrook, IL, sworn. Mr. Fox stated he moved to Bolingbrook five years ago into the Southgate Park subdivision. He said his house backs up to Rodeo Drive. He went on to say he attended the initial hearing and that the plan that was presented in 2016 was to have a berm start in the middle of Crossroads of Faith Church property and work its way to the East. He said that was a considerate plan and it took into account the residents of Southgate Park and Somerfield subdivisions. That now that it would be removed and they would have corporate buildings directly across the street from their homes would be a nuisance. He said there are currently two buildings built which are approximately a mile and half away from his property and he is still able to hear the trucks backing up at all hours of the night. He added that he appreciated having the front façade facing Rodeo Drive, but that his concern was not the look of the buildings but the noise and the traffic would cause. He also said he appreciated Rodeo Drive being expanded, but that was required due to the significant amount of traffic this development would have. He wanted the Plan Commission members know he was opposed to the change of the initial plan. He said the previous plan was fair, equitable and took into consideration the current residents and their property value. He stated he was glad that part of the property would be residential, but concerned the developer would want to rezone the entire property to be commercial, and prefers for the plan to stay as is.

Tyler Spriggs, Bolingbrook, IL, sworn. Mr. Spriggs stated he moved to Bolingbrook in 2016 and was not able to attend the previous hearing. He said he had the same concerns as the previous resident and would not like Industrial expanded any further on the property.

James Ward, Bolingbrook, IL, sworn. Mr. Ward stated he moved into Southgate Park approximately one year ago and that this is his favorite home in Bolingbrook. He said he has been a Bolingbrook resident on and off since 1992. He said one of the main reasons he moved into this home was because he was told this parcel was zoned Residential. He said if he would have known otherwise he would not have even looked at purchasing the home. He added that Industrial is a negative impact on property values. He said not only with noise, but also a financial issue that will affect the homeowners. He said he has been working in the warehouse business for over 35 years, so he knows how it works with noise and sounds coming from the trucks and equipment. He said if any of the future development include a refrigeration company they will have units running at all times and that sound would travel. He went on to say he was opposed to the change and would like the development to stay residential.

Sonny Pittman, Bolingbrook, IL, sworn. Mr. Pittman stated he is a resident of the Somerfield subdivision and wanted to oppose this request due to noise. He said he can currently hear the trucks and forklifts and the buildings are not directly behind him. He stated that there is not supposed to be truck traffic past Dalton Lane, but there is lots of truck traffic going through. He said his neighbor kept count of trucks in two occasions. He said once was on July 7<sup>th</sup> between 9:00 a.m. and 5:00 p.m. and he saw five dump trucks, seven cement trucks, seven semi-trailers, one flatbed, and six box trucks. Then again on July 9<sup>th</sup> between 1:00 p.m. and 5:00 p.m. and he counted two dump trucks, three cement trucks, five semi-trucks, one flatbed and one box truck. He said trucks are

continuing to ride past Dalton Lane. He went on to say the noise is even bad at night time, that he can hear the beeping of the trucks while he is sleeping. He added he is opposed to the expansion.

Tom Pawlowicz, Village Engineer, wanted to comment that there is currently lots of construction on the roundabout, Rodeo Drive, and Kings Road which cause lots more truck traffic due to the construction equipment in the area.

Steve Zerkis, Bolingbrook, IL, sworn. Mr. Zerkis stated he currently lives in Americana Estates subdivision which is located directly across from the future residential development. He questioned the lot sizes in the residential area in comparison to his subdivision. He added that Americana Estates has covenants and restrictions on how the homes should be built, which adds a fair amount of cost to the homes. He said he would like this development to continue the same way so it does not bring his property value down.

Chair Ali stated the lot sizes would be approximately 12,000 square feet, which is very similar to Americana Estates. He added that Staff is very conscientious and wants the best for the future and surrounding communities. Mr. Eastman stated that the applicant's request in this hearing was simply to rezone the property, that at this time he could not guarantee what the construction materials will be in the future. He added that it will be reviewed as part of the development process, and they will push to have the best development.

Keith Doss, Bolingbrook, IL, sworn. Mr. Doss stated he moved into Somerfield subdivision a year ago. He said he currently works from home and he can see the number of semi-trucks that go past Dalton Lane to Route 59. He added that the number was astronomical, and that he is very concerned with the noise the future development will have. He said there is currently a weight limit sign, but that truck drivers are not acknowledging them and continue to drive on Rodeo Drive. He questioned what the Village could do to prevent trucks from continuing to use that road. He added that the new roundabout could be damaged due to large trucks. He said there should be more Police enforcement to stop illegal weight limits on those streets. He went on to say he did not agree with adding more industrial in the area.

Russ Fletcher, Bolingbrook, IL, sworn. Mr. Fletcher stated he served as Plan Commission Chairman until August of 2016 so he was very familiar with this property. He said it was important to mention that he was attending the meeting as a private citizen; however he is a Trustee of Crossroads of Faith Church, and his opinions were personal not those of the Church nor the Trustees. He added that the changes requested in this hearing should have been done in the original request. He said he has been the primary caretaker of the church property for the past 21 years, and he has to express his extreme dismay of the fact that the Village has negated a verbal agreement that happened in 2016 to put in a curb cut eastbound on Rodeo Drive to allow patrons to enter the church property. He requested that signage be added to allow U-turns at Dalton Lane and the entrance into Southgate Park subdivision, so that the members of the congregation are safely able to make those turns. He went on to say he agreed with

the previous residents in regards to the considerable amount of truck traffic going both directions on Rodeo Drive.

Mr. Pawlowicz stated that the truck traffic is largely a matter of enforcement. He said he will have to check the signage on the street to allow Police Department to enforce the weight limit. He added that once traffic gets west of Kings Road that becomes a very light weight road and that truck traffic would destroy it, so he will have to definitely look into this matter.

Chair Ali questioned if the industrial buildings would be a 24-hour operation. Mr. Eastman stated that industrial areas technically do operate 24-hours, but did not know what the future businesses would be in this development. He said he understood the resident's concerns on noise, but wanted them to know if it gets to a point that it is too loud they could contact Code Enforcement Department to regulate the noise. He added that Staff has a working relationship with Northern Builders and their tenants to keep things in order. He then stated that in terms of the curb cut for the church the amount of complaints they received from residents to keep the curb cut far outweighed what the church wanted in terms of the left turn into the property. He said that Staff feared the curb cut would encourage more truck traffic to go past Dalton Lane to try to enter the industrial property. He stated closing the median was a decision to appease a lot residents' concerns to get truck traffic away from Rodeo Drive.

Chair Ali commented that Staff has done an excellent job trying to make everyone happy and that the proposed development is the best situation. He thanked them for the decent job done with this property.

Matt Grosecki, Schaumburg, IL, sworn. Mr. Grosecki stated he was the Senior Vice President of Northern Builders, and wanted to address the noise concerns. He said they were very mindful in this next phase of the development, that the two future buildings would face Rodeo Drive. He added they were very deliberate in the placement of the buildings and the fact that any truck docks would be on the rear. He said the buildings would act as a screen for sound as well as much of the noise the residents currently hear come from the Ferrara building which is a cross dock that comes very close to Rodeo Drive without anything in front of it for screening. He went on to say that using the buildings as a screen for any buildings behind it would block noise, and would be a dramatic improvement to future development.

Motion Schank, second Tucker to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing closed 9:26 p.m.

### **APPROVAL OF FINDINGS OF FACT**

PC 20.06 Approval of Rezoning from R-3 Single Family to I-1 Limited Industrial and Adoption of Findings of Fact. Project No.: 431.15

Motion Schank, 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 Schank, Flores, Wright, Chair Ali

NAYS: Commissioner Tucker

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried.

**REZONING FROM E-R ESTATE RESIDENCE TO I-1 LIMITED INDUSTRIAL. PLAINFIELD SCHOOL DISTRICT, NORTHEAST CORNER OF REMINGTON BOULEVARD AND KINGS ROAD. APPLICANT: TOM KENRICH, NORTHERN BUILDERS, INC. PROJECT NO.: 409.20**

Motion Wright, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 9:27 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from R-3 Single Family Residence to I-1 Limited Industrial in order to rezone an existing lot of record at the northeast corner of Remington Boulevard and Kings Road. The applicant is seeking approval of a rezoning for the above-referenced property from E-R to I-1 and R-3, 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(s) is I-1 Limited Industrial and R-3 Single Family Residence since the majority of the surrounding properties are so zoned. The applicant is proposing to rezone approximately 31.796 acres to R-3 Single Family Residence, which would be zoned and developed as residential property in conjunction with the property that was previously discussed, and approximately 8.204 acres to I-1 Limited Industrial, which would be zoned and developed as industrial as part of Carlow Corporate Center West. Everything mentioned previously in regards to the berm, maintenance of the berm, irrigation system, the land, as well are required as part of the Annexation Agreement and would be mimicked in this agreement.

**RECOMMENDATION**

Staff recommends approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial and R-3 Single Family Residence for the property located at the northeast corner of Remington Boulevard and Kings Road, subject to the approval of the annexation and annexation agreement.

**DISCUSSION**

None

Motion Wright, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried, public hearing closed 9:30 p.m.

### **APPROVAL OF FINDINGS OF FACT**

PC 20.08 Approval of Rezoning from R-3 Single Family to I-1 Limited Industrial and Adoption of Findings of Fact. Project No.: 409.20.

Motion Schank, 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, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper, Hegber, Campos, Vice Chair Bethune

Motion carried.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

None

### **CITIZENS TO BE HEARD**

None

### **CHAIR'S REPORT**

Chair Ali wanted to say farewell to the Mayor for over three decades of service. Mayor Claar is retiring and has done a phenomenal job turning a town like Bolingbrook from where it was to the Motorplex it is today. He salutes him and thanks him for making this such a beautiful town for everyone to grow old in. He added that he will never be forgotten. He went on to tell everyone to stay safe because COVID was still around.

### **COMMISSIONER'S REPORT**

None

### **PLANNING DEPARTMENT REPORT**

Mr. Eastman stated Census was still available to fill out if they have not done so, that they have until the end of October. He said the Village is at about 75%, and said it takes less than five minutes to fill it out online. He added that the more people that fill out the Census the higher numbers for the Village of Bolingbrook the more money it can bring in on grants through CDBG, HUD and other things that are available which are all based on the Census numbers.



**ADJOURNMENT**

Motion Flores, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Ali adjourned the meeting at 9:33 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY