

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
SEPTEMBER 16, 2020**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, September 16, 2020.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Lawrence Cooper, Inez Flores, Calvin Wright, Rick Campos, Chairman Ali

Absent: Commissioners Lon Schank, Margaret Hegber, 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**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. DREW ENTERPRISES DEVELOPMENT, 650 E. 107<sup>TH</sup> STREET. APPLICANT: PAUL LOMBARDO, DREW 6, LLC. PROJECT NO.: 413.20**

Motion Wright, second Cooper to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Schank, 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 an Amendment to a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to allow for the modification to an existing stormwater management facility as well the construction of a parking lot expansion for the purposes of permitting automobile and truck/trailer storage and a future building at 650 E. 107<sup>th</sup> Street, Lot 1 and 2. The 21.46 acres of land is zoned I-1 Limited Industrial, is located at the northwest corner of 107th Street and Beaudin Boulevard, and was formerly part of a larger parcel, which was occupied by and commonly known as Marmon Keystone for over 30 years. The Village Board of Trustees approved the original request for a Special Use for a Planned Industrial Development with Variances and Final Development for 650 E. 107th Street Lot 1, for the subject site in July 2013. Access to the property would be provided off 107th Street. The required detention is being provided via a combination of underground storage, along with an agreed upon fee-in-lieu. Of the 5.06 acre-feet of fee-in-lieu of detention,

2.64 acre-feet would be designated for Bay State Milling, with the balance designated to Lot 1 and 2 of Drew Enterprises Development. The applicant is proposing to modify the existing stormwater management facility in order to construct a parking lot expansion for the benefit of 650 E. 107th Street Lot 2, which would include 23 automobile stalls and 21 truck stalls for short-term parking in conjunction with an existing truck/trailer storage business. All the required landscaping would be installed within the front yard along 107th Street.

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

A Special Use Permit to allow truck and trailer storage. The applicant is proposing 23 automobile parking stalls and 21 truck-parking stalls for short-term parking in conjunction with an existing truck/trailer storage business. Staff supports the use as requested, landscaping material being installed per the approved Landscape Plan.

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. This means that the parking areas cannot be constructed with gravel. The applicant is proposing to construct the portion of the lot east of the of the truck entrance with a CA-6 road gravel until said time that the east half of the property is developed with a building. The truck parking section of the parking lot expansion would be constructed out of heavy-duty concrete and include a curb and gutter system to help control truck maneuverability, as well as provide a clear barrier from the landscaped areas.

A Variance to reduce the required side yard setback for pavement only on Lot 2. Per the applicant, due to the geometry of the site, along with existing conditions, the applicant is requesting a zero-foot setback along the west property line, for a portion of the existing pavement, and a seven-foot setback along the east property line, in order to allow for proper truck circulation throughout the site.

A Variance to reduce the required side and rear yard setback for gravel only on Lot 1. Per the existing conditions of Lot 1, the applicant is requesting a zero foot setback for the existing gravel parking surface located along both the west and north property lines.

A Variance to waive the installation of the berm and irrigation system in the front yard. Per the Zoning Ordinance, a two and a half to three foot high berm, with an irrigation system and required plant material, is required within the front yard setback along 107th Street. The applicant is proposing to waive the installation of the berm and irrigation system within the front yard. Staff supports the variance requested, subject to all the required landscaping material being installed per the approved Landscape Plan. Note, all the other properties along 107th Street and the other nearby areas do not have berms due to the fact they were developed prior to being annexed into Bolingbrook and/or prior to the code being created.

A Variance to relocate and distribute the required side yard material within the front yard setback. The applicant is proposing to relocate and distribute all the required plantings from the east yard to within the front yard setback along 107th Street.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles and trucks to safely enter and exit the site, per the approved Final Development Plan.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for Drew Enterprises Development at the northwest corner of 107<sup>th</sup> Street and Beaudin Boulevard with the aforementioned Variances.

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

1. All comments from the memo dated August 20, 2020, being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Chair Ali questioned if Lot 2 was gravel and currently being used for parking, and if the existing conditions have drainage issues at either parcel. Commissioner Cooper asked if the current gravel parking lot was used for parking. Commissioner Tucker questioned if the berm was waived in 2013 and if there was a time frame on when the new building would be built.

Mr. Eastman stated that the gravel portion of Lot 2 was going to be used more for maneuvering and there were currently no drainage issues, but that with the current proposal it was going to provide underground storage which would clean up the existing conditions tremendously. He went on to say that in reference to Lot 1 a 30 inch pipe was installed to alleviate all drainage issues. He also said that they were currently using the gravel area for parking and that there is no time frame for the future development.

Tom Pawlowicz, Village Engineer added that when Lot 1 was developed and they plowed snow it caused some accumulation of gravel in the north property line which backed water up upstream and the owner did storm sewer work and grading that resolved all issues. He added that Staff was very happy with their proposal.

Motion Flores, second Cooper to close the public hearing.

AYES: Commissioners Tucker, Cooper, Flores, Campos Wright, Chair Ali

NAYS: None

ABSENT: Commissioners Schank, Hegber, Vice Chair Bethune

Motion carried, public hearing closed 8:16 p.m.

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

PC 20.12 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.: 413.20

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

Voice Vote: Unanimous

Motion carried.

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

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Flores, second Cooper to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Ali adjourned the meeting at 8:18 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY