

**REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 17, 2018**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, October 17, 2018.

ROLL CALL

Present: Commissioners J.D. Rhoades, Lawrence Cooper, Calvin Wright, Margaret Hegber, Vice Chair Terri Bethune, Chairman Alexander-Basta

Absent: Commissioner Mir Ali and Rick Campos

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

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Hegber to approve Minutes of the September 19, 2018 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. SPEEDWAY FUELING CENTER, 519 S. BOLINGBROOK DRIVE. APPLICANT: ERIC NUEBLING, WT GROUP. PROJECT NO.: 410.18

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

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 Final Plat of Subdivision, Final Development Plan and a Special Use Permit for a Planned Development with Variances in order to construct a 24-hour convenience store and gasoline service station, including an outdoor dining area at 519 S. Bolingbrook Drive. The overall subject area comprises approximately 7.52 acres of land, is zoned B-3 Highway Commercial and consists of two existing buildings, one of which was most recently occupied by Hennessy Ford, but has been vacant for over 10 years and the other is occupied by Advantage Chevrolet. Currently, vehicular access to the site is available from Bolingbrook Drive via an existing right-in right-out to the northeast and Old Chicago Drive via three existing curb cuts to the south. The proposed Plat of Subdivision would subdivide one lot of record into two lots of record. Lot 1, which is approximately 5.87 acres, would be created for Speedway. Lot 2, which is approximately 1.65 acres, would be created for Advantage Chevrolet. The applicant is proposing to demolish the former Hennessy Ford building in order to construct a 24-hour convenience store and gasoline service station at the northwest corner of Old Chicago Drive and Bolingbrook Drive. The proposed development includes a 4,600 square foot convenience store, including a made to order Café and outdoor seating area located south of the building, along with a gasoline service station consisting of eight fueling pumps (16 fueling stations) and three commercial fueling lanes located west of the convenience store. Automobiles parking spaces would be provided along the north, south and east sides of the building.

The proposed development would require 23 parking stalls and the applicant is proposing 36. Truck parking would not be permitted overnight and must be signed appropriately. As part of the redevelopment of the property, the applicant is proposing to install one pole sign, not to exceed 15 feet in height and 120 square feet in sign text, along Bolingbrook Drive and one monument style sign, not to exceed 8 feet in height and 72 square feet in sign text, along Old Chicago Drive. A public sidewalk and other parkway improvements would be provided along Old Chicago Drive during construction, and the existing public sidewalk and parkway improvements along Bolingbrook Drive would be protected during construction. All required landscaping, including an irrigation system along both Bolingbrook Drive and Old Chicago Drive would be installed per the Zoning Ordinance requirements; however, due to the site constraints the required berm cannot be achieved within a small portion of the corner side yard along Old Chicago Drive. Detention would be provided via a combination of onsite and offsite storage. Per the applicant, the store will have 30 to 35 full and part time employees and be in operation 24 hours a day seven days a week. To develop the property in accordance the applicant is requesting the following from the Zoning Ordinance and Development Code:

A Special Use Permit to allow a 24-hour gasoline service station, including associated convenience store with outdoor seating. Given the volume of traffic in the I-55 corridor, Staff supports the use as requested, subject to the sale of packaged alcohol being prohibited within the convenience store.

A variance to reduce the corner side yard setback for pavement only. When the property was originally developed, the parking lot area was construction with an approximately 10-foot front and corner side yard setback. As part of the redevelopment, the applicant is proposing to meet the 30-foot setback requirement in all but one small area along Old Chicago Drive, in which it would be reduced to approximately 18 feet in order to allow for the construction of a drive lane.

A variance to waive the requirement for a foundation planting bed. The applicant is proposing to eliminate the required foundation planting bed along the walls facing Bolingbrook Drive and Old Chicago Drive. Staff supports the variance as requested, in lieu of decorative planters being installed along the building façade and subject to all the required plant material being installed per the Landscape Plan.

A variance to waive the requirement for the installation of a berm. The applicant is requesting to waive the installation of the berm within a small portion of the corner side yard along Old Chicago Drive due to the constraints of the site. Staff supports the variance as requested since there is currently no berm along Old Chicago Drive, and subject to installing both the irrigation system and required landscape material.

A variance to allow multiple ground signs on a single lot. The applicant is proposing to construct one pole sign, not to exceed 15 feet in height and 120 square feet in sign text along Bolingbrook Drive, and one monument sign, not to exceed 8 feet in height and 72 square feet in sign text along Old Chicago Drive. Staff supports the variance as requested due to the subject site having well over 500 feet of frontage on both Old Chicago Drive and Bolingbrook Drive.

A variance to allow for an increased number of access ways to any one street. The applicant is requesting to maintain the existing three access ways on Old Chicago Drive. Staff supports the variance as requested in order to maintain the proper separation between automobile and truck traffic allowing for safer circulation onsite.

A variance to increase the width of a curb cut. Per the Zoning Ordinance, the maximum width for a driveway is 36 feet on a lot zoned or used for commercial. Staff supports the variance as requested since the increased width would allow for better egress/ingress in order to accommodate oversized vehicles and trucks, per the Final Development Plan.

A variance to increase the radius of a driveway. The applicant is requesting to increase the driveway radius for the truck entrance and truck exit off Old Chicago Drive.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned Special Use Permit and variance request.

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

1. All comments from the July 27, 2018 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Robin Puthusseril, Bolingbrook, IL, sworn. Ms. Puthusseril questioned parking and how the two-hour parking would be enforced, the number of parking stalls for both trucks and cars, the type of food service and if there was a traffic study done prior to the submittal.

Mr. Eastman stated there would be 36 automobile stalls and 9 truck stalls. He said there would be signs enforcing the 2-hour maximum parking and that Staff would be conditioning the Special Use, so that if there was ever an issue with overnight parking the Special Use Permit would be revoked. He added that this location was not a truck stop and that the applicants were very clear of this stipulation. He explained that the food would be a made to order Café and not a third party company.

Eric Nuebling, Hoffman Estates, IL, sworn. Mr. Nuebling stated there was a traffic study done and submitted to IDOT, and that they were currently working on an updated road and traffic intersection study. He explained that they would be meeting all of IDOT's requirements and any improvements to the road. He went on to say IDOT would require them to do extend the deceleration lane and that if there would be anything else they would do as told.

Commissioner Cooper questioned how parking would be enforced.

Mr. Nuebling stated that staff onsite would be in full compliance, and they would know that overnight parking would be prohibited. He added that this would not be a truck stop with showers, laundry service or a long service restaurant.

Ms. Puthusseril commented that a truck stop does not have to have showers, it just has to have trucks stop at the facility and pump diesel fuel. She said that ten years ago a traffic study was done by an outside firm and at that time Route 53 was considered a D- and that today the traffic is worse. She said it is of vital importance for Bolingbrook that the Commission evaluates a current traffic study and determines if the results are good for Bolingbrook.

Chairman Alexander-Basta asked Ms. Puthusseril if her concerns were the traffic or the diesel trucks. Commissioner Cooper commented that having another gas station would lower the traffic going into I-55 Truck Stop.

Ms. Puthusseril stated her concerns was with the traffic on Route 53, which is caused by the trucks trying to get fuel.

Tom Pawlowicz, Village Engineer, stated southbound trucks have a very long right turn lane that they would be off Route 53 before they have a chance to back up any traffic. The right turn on Old Chicago Drive and the truck entrance is hundreds of feet off of Route 53, which leaves little possibility to back up traffic when going back onto the highway, and if there would be any back up it would be on Old Chicago Drive not Route 53. The Speedway would have four pumps which would take approximately 15 to 20 minutes for the trucks to pump, that would be one truck every other cycle of the traffic signal, which would not cause back up. He explained the main concern ten years ago with the traffic study was the entrance to the car fueling area. They wanted full access right up by Route 53, which was unsafe, and this development would have a right in right out access. He explained that any development would add more traffic and that currently there is a problem when I-55 traffic backs up, the traffic on the ramp and on Route 53 also backs up. IDOT has started studies for the traffic problems on Route 53 and I-55.

Ms. Puthusseril commented that if there is already an existing problem on Route 53 adding this development would make the situation worse before the problem is solved. She added that it is the Commission's responsibility to decide if the future development would be the correct fit for what is currently there. She went on to say IDOT currently has a project called "I-55 Managed Lanes Project"; which is to expand I-55 from downtown Chicago to I-355 from three to five lanes. She said this expansion would affect them in a huge way. She reiterated that a traffic study would be of vital importance.

Chairman Alexander-Basta stated IDOT and the Village of Bolingbrook are two separate entities, that there is currently a vacant parcel with a potential development which cannot be put on hold.

Mr. Pawlowicz stated the Director had been attending meetings for IDOT regarding the expansion.

Commissioner Wright commented that he drives Route 53, four to five times a day both north and southbound and that the majority of the problems he sees on the road is people on Frontage Road turning left, which causes blockage of traffic. He asked what the distance is from Old Chicago Drive to the entrance of I-55 Truck Stop. Commissioner Rhoades questioned why the raised median.

Chris Kalischefski, Hoffman Estates, IL, sworn. Mr. Kalischefski stated there was a traffic study done and that he is aware of the challenges with the traffic in the area. He said KLOA was hired to do a traffic study and they were a very renown traffic Engineering firm in the Chicagoland area. He said the study was done in May of 2018, which has been given to the Village Engineer. The report was intended to improve the existing conditions. He explained this is not a typical truck stop, that their goal customers are day travelers that are traveling in the area and running mainly during normal business hours and do not need to stay overnight. He explained that the raised median is to prevent and outbound truck getting too close to inbound trucks going into the station.

Mr. Eastman stated the distance between Old Chicago Drive and I-55 Truck Stop is approximately 500 feet.

Keith Smith, Bolingbrook, IL, sworn. Mr. Smith says his main concern is traffic, he said he has spent one hour between Briarcliff Road and Lily Cache Lane and that adding another gas station with more trucks would cause more traffic. He questioned how many trucks would fit for stacking at the future development.

Chairman Alexander-Basta commented that adding another fueling station would alleviate traffic. Commissioner Bethune asked if in fact Route 53 would be expanded if the site plan would be conducive to enable that to happen.

Mr. Pawlowicz stated IDOT was looking to expand I-55 not Route 53. Mr. Eastman added if IDOT had to acquire property they would not only have the parkway to work with, but also 30 feet of green area before getting to the pavement.

Mr. Kalischefski stated approximately 20 trucks would be able to stack, and that they will have a bypass lane incase truck drivers only want to come in for food. He explained that the two things that make a retail petroleum site successful are for the station to be convenient and safe for the consumers. When a traffic study is done it does not look at the current volume of traffic they look at 20 years ahead, which is required by law putting in a projected growth rate.

Matt Puthusseril, Bolingbrook, IL, sworn. Mr. Puthusseril stated that ten years ago the traffic study emphasized Route 53 was at a grade D, and that there has not been any improvements and suggests the Commission takes that into consideration. He stated there is a plan for a future Truck Stop at Route 53 and Joliet Road in Romeoville and should also be considered with increased traffic. He requested the Commission not make a decision until a traffic study is done and reviewed.

Chairman Alexander-Basta asked what the ratio of truck versus automobile business they anticipate. Commissioner Wright commented if a station was created it would alleviate traffic heading east.

Mr. Kalischefski stated the ratio would be approximately 65 percent trucks and 35 percent automobiles. He added that he agreed adding this fueling station would alleviate some traffic.

Ms. Puthusseril asked if a proforma was submitted and stated it was very important to get one done to determine if in fact the volume of customers projected would be correct.

Chairman Alexander-Basta said this was not something for the Commission nor the Village to request, but more for the company opening the business.

Mr. Kalischefski stated Speedway is a fortune 500 company, he said that is not accomplished if the economics are not done. He added that studies have been made to warrant investing at this site. He went on to say this property was a lease, which is not typical for Speedway.

RECOMMENDATION

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

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

1. All comments from the July 27, 2018 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

Motion Hegber, second Cooper to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing closed 9:25 p.m.

Motion Bethune, second Cooper to accept the recommendation of Planning Staff.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.17 Approval of a Special Use Permit Planned Development with Variances, Final Development Plan, Final Plat of Subdivision and Adoption of Findings of Fact.

Project No.: 415.18

Motion Bethune, second Cooper accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. SIGNATURE FADES II, 1081 S. WEBER ROAD. APPLICANT: JUAN VALENCIA. PROJECT NO.: 415.18

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

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 Special Use Permit for a Planned Development in order to allow a barbershop establishment at 1081 S. Weber Road. The subject site comprises approximately 2.17 acres and is currently zoned B-2 Community Retail. Access to the subject property is off Weber Road to the east, in addition to cross access off Remington Boulevard. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a barbershop is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a barbershop establishment at 1081 S. Weber Road.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a barbershop establishment, commonly known as Signature Fades II, at 1081 S. Weber Road.

DISCUSSION

None

Motion Wright, second Hegber to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing closed 9:29 p.m.

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

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.18 Approval of a Special Use Permit Planned Development and Adoption of Findings of Fact. Project No.: 415.18

Motion Bethune, second Hegber accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. FAT LOSS CAMP, 1083 S. WEBER ROAD. APPLICANT: HELEN CAWLEY-AUSTIN. PROJECT NO.: 416.18

Motion Wright, second Rhoades to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing opened at 9:31 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation in order to allow a fitness center with extended hours of operation at 1083 S. Weber Road. The tenant space is 3,089 square feet. The subject site comprises approximately 2.17 acres and is currently zoned B-2 Community Retail. The shopping center has adequate parking for the proposed use. A commercial recreation facility is not permitted within the B-2 Zoning District. As

such, the applicant is requesting a Special Use Permit. Per the applicant, the fitness center would host three or six week weight loss challenges that include a combination of fitness and nutrition. The sessions are estimated to last approximately 40 minutes and would be available Monday through Friday 4:30 a.m., 5:30 a.m. and 6:00 p.m., Saturday at 7:00 a.m. and closed on Sunday. The proposed fitness center would have six to ten employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow a fitness center, commonly known as Fat loss Camp, with extended hours of operation at 1083 S. Weber Road.

DISCUSSION

None

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing closed 9:35 p.m.

Motion Bethune, second Cooper to accept the recommendation of Planning Staff.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.19 Approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 416.18

Motion Hegber, second Bethune accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. GREENWAY OFFICE CENTER, 570 CONCORD LANE. APPLICANT: BIPIN PATEL, CONCORD PROPERTIES LLC. PROJECT NO: 417.18

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing opened at 9:37 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Approval of a Special Use Permit for a Planned Development in order to allow professional and/or medical office suites at 570 Concord Lane. The subject property comprises approximately 0.35 acres, is currently zoned B-2 Community Retail and consists of a one-story retail building, which was formerly occupied by the VCA Animal Hospital. Access to the subject property is off Royce Road to the north, as well as Concord Lane to the west. There is adequate parking for the proposed use. Per the Zoning Ordinance, medical and/or professional office uses are not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a multi-tenant office suite comprising of approximately four professional and/or medical offices, ranging from 750 to 1,600 square feet located at 570 Concord Lane. Per the applicant, due to the lack of visibility, a retail use

at this location is not a viable option; however, in an effort to maximize the use of the space and for the benefit of the business community, entry-level office space 750 to 1,600 square feet is in high demand.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow professional and/or medical office suites within the building location at 570 Concord Lane.

DISCUSSION

None

Motion Wright, second Hegber to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing closed 9:39 p.m.

Motion Cooper, second Hegber to accept the recommendation of Planning Staff.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.20 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 417.18

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Alexander-Basta invited everyone to the Community Service Council Take Back the Night event being held on October 25th at 440 Quadrangle Drive in the parking lot. She explained it was a free family event to get information on domestic violence and bullying. That there would be fun events and information on getting support.

COMMISSIONER'S REPORT

Commissioner Hegber invited everyone to the Bolingbrook Lions Club second annual Soup Crawl on Saturday from noon to 5:00 p.m. at the Promenade Bolingbrook. Commissioner Wright wished everyone a Happy Halloween, Veterans Day, and a Happy Thanksgiving.

PLANNING DEPARTMENT REPORT

Mr. Eastman explained that typically Plan Commission meeting are held every third Wednesday of the month, but the meeting in November was pushed to November 28th. He also stated Atria the senior facility was now open, that he had a chance to go, and that it is a beautiful facility. He also said Aldi will have its grand opening and ribbon cutting on November 8th at their new location in Maple Park Shopping Center.

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 9:45 p.m.

CHAIRMAN

APPROVED

SECRETARY