

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
November 28, 2018**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, November 28, 2018.

ROLL CALL

Present: Commissioners Mir Ali, Lawrence Cooper, Calvin Wright, Margaret Hegber, Chairman Alexander-Basta

Absent: Commissioner J.D. Rhoades. Rick Campos, Vice Chair Terri Bethune

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. MEADOWBROOK MANOR, 431 REMINGTON BOULEVARD. APPLICANT: JOHN MAZE, BUTTERFIELD HEALTHCARE GROUP. PROJECT NO.: 414.18

Motion Wright, second Cooper to open the public hearing.

AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 8:02 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 and Final Development Plan in order to construct an addition to the existing Meadowbrook Manor Skilled Nursing Facility at 431 Remington Boulevard. The applicant is proposing to construct an approximately 52,000 square foot addition along the west side of the property. The overall subject area comprises approximately 6.48 acres of land, is zoned B-2 Community Retail and is developed with a 95,000 square foot nursing home, commonly known as Meadowbrook Manor. Currently, vehicular access to the site is available from Remington Boulevard via multiple access drives to the north and northwest. The proposed development includes an extension of the existing operation, which consists of 278 beds and 170 parking stalls, by providing 60 additional beds and 13 additional parking stalls, for a total of 338 beds and 183 parking stalls. Automobile parking spaces would be provided along all four sides of the building. The proposed development would require 142 parking stalls and the applicant is proposing 183. Per the applicant, the addition would contain all private rooms and support existing patients as well as new Medicare, Medicaid patients with a strong consideration to occupational and physical therapy needs. As part of the development of the property, the applicant is proposing to install an additional ground mounted monument style sign. A public sidewalk and other parkway improvements would be provided along Schmidt Road during construction, and the existing public sidewalk and parkway improvements along Remington Boulevard would be protected during construction. Detention would be provided via a combination of onsite and underground storage. Per the applicant, the facility would employ an additional 20 full and part time employees, two additional doctors and be operational 24 hours a day, 7 days a week. They currently employ 80 full and part time employees and 5 doctors. To develop the property in accordance the applicant is requesting variances from the Zoning Ordinance and Development Code.

A variance to reduce both the front and corner side yard setback for pavement only. When the property was originally developed, Meadowbrook Manor was constructed with an approximately seven-foot front yard setback along Remington Boulevard. As part of the proposed expansion, the applicant is requesting a setback of approximately 10.5 feet along Remington Boulevard and 9.5 feet along Schmidt Road, to remain consistent with the existing curb line, while providing proper circulation around the building for

emergency vehicles. Staff supports the variance as requested, given the reduced setback would be for pavement only, and subject to all landscape material being installed.

A variance to reduce the rear yard setback for pavement only. Per the applicant, due to the nature of the building constraints of the site, they are requesting to reduce the rear yard setback to 0.5 feet, for pavement only, in order to provide sufficient circulation along the south side of the building and remain consistent with the existing curb line of the parking lot.

A variance to waive the required berm within both the front and corner side yards. Due to the constraints, the applicant is requesting to waive the installation of the berm within both the front and corner side yards.

A variance to allow multiple ground signs on a single lot within 500 feet of one another. Per the Zoning Ordinance, only one ground-mounted sign is permitted per lot of record; furthermore, development signs located on the same lot shall be a minimum of 500 feet apart. The applicant is proposing to construct an additional ground-mounted monument style sign, approximately 400 feet from the existing monument sign, within the setback along Remington Boulevard. Staff supports the variance as requested due to the subject site having well over 500 feet of frontage along Remington Boulevard.

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, subject to:

1. All comments from the plans dated November 5, 2018 submitted being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Commissioner Wright questioned if the current residents would be disturbed during construction. Commissioner Ali questioned the location of the second sign and how long it would take to complete the project. Chairman Alexander-Basta asked if the current building would be remodeled.

John Maze, Naperville, IL, sworn. Mr. Maze stated this facility has been in Bolingbrook for 28 years and has been very successful. He went on to say most of their residents were immediate Bolingbrook residents. He added that the 60 new beds would be suites with private living rooms and bathrooms. He explained that the additional sign would be very important to market the transitional care. He said one side of the building would be long term care and the other short term care with an approximate 8,000 square foot state of the art therapy facility in between. He said there was no immediate plan to renovate the existing facility, other than do general maintenance. He explained that they would be able to build the facility with zero impact to the existing facility, so the residents would not be disturbed. He said the construction period would be approximately 18 months. He said they anticipate being open by late 2020 or early 2021.

Commissioner Hegber commented that this was a wonderful idea, and a great addition to Bolingbrook.

Motion Ali, second Hegber to close the public hearing.

AYES: Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried, public hearing closed 8:20 p.m.

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

AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.21 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 414.18

Motion Wright, second Alexander-Basta to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. TRAINED READY ARMED DEFENSE TRAINING AND CONSULTING, 1079 S. WEBER ROAD. APPLICANT: TRANIEL THOMAS. PROJECT NO.: 418.18

Motion Ali, second Cooper to open the public hearing.
AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune
Motion carried, public hearing opened at 8:21 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 personal defense and firearm training facility at 1079 S. Weber Road. 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 however, per the Zoning Ordinance, a personal defense and firearm-training facility is not permitted within the B-2 Zoning District. As such the applicant is requesting a Special Use Permit to allow Trained Ready Armed Defense Training and Consulting at 1079 S. Weber Road. Per the applicant, the hours of operation would be 9:00 a.m. to 5:00 p.m. seven days a week, offering high-quality appointment based training and consulting, along with the retail sale of personal safety and security equipment, training aids and apparel. The proposed facility would have one to two employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a personal defense and firearm training facility, commonly known as Trained Ready Armed Defense Training and Consulting, at 1079 S. Weber Road.

DISCUSSION

Commissioner Wright questioned if there would be any type of shooting at this location or if this would be more for training. Commissioner Cooper questioned if the current location would remain open. Commissioner Ali asked if there was an age limit in the sales of the products.

Mr. Eastman stated Officer Traniel is a Bolingbrook Police officer, that he currently has a location at 440 W. Boughton Road, and now wants to expand to this location, which is larger in order to hold more classes. He also said there would be no live ammunition on premises, that this was strictly to train for conceal and carry classes. He explained there would also be sale of equipment such as handcuffs, pepper spray and tasers, but no firearms would be sold.

Laura Thomas, Bolingbrook, IL, sworn. Ms. Thomas stated they only sell t-shirts and hats at their current location, but will be selling the products previously mentioned at the new location. She said they would be closing their current location, and that the course for conceal and carry is 16 hours, which usually takes place Saturday and Sunday.

Motion Cooper, second Ali to close the public hearing.
AYES: Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune
Motion carried, public hearing closed 8:29 p.m.

Motion Hegber, second Wright to accept the recommendation of Planning Staff.
AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None
ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune
Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.22 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 418.18

Motion Ali, second Alexander-Basta to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. THORNTONS, 1025 S. WEBER ROAD. APPLICANT: TROY PAIONK, BSTP MIDWEST, LLC. PROJECT NO.: 419.18

Motion Wright, second Ali to open the public hearing.
AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune
Motion carried, public hearing opened at 8:30 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 and Final Development Plan in order to construct a 24-hour convenience store and gasoline service station at 1025 S. Weber Road. The overall subject area comprises approximately 3.69 acres of land, is zoned B-2 Community Retail and is currently vacant. Currently, vehicular access to the site is available from Weber Road via an existing right-in right-out to the east and Remington Boulevard via a shared access drive to the southwest. The applicant is proposing to construct a 24-hour convenience store and gasoline service station, commonly known as Thorntons, at the northwest corner of Weber Road and Remington Boulevard. The proposed development includes a 5,500 square foot convenience store, along with a gasoline service station consisting of eight fuel pumps located under a large canopy to the east of the convenience store and four commercial fueling lanes located west of the convenience store. Automobile parking spaces would be provided along the south and east sides of the building. The proposed development would require 28 parking stalls and the applicant is proposing 26, with an additional seven landbanked-parking stalls if necessary. There would be four commercial parking stalls, which would prohibit overnight parking and be signed appropriately. As part of the development of the property, the applicant is proposing two ground mounted monument style signs, approximately 14 feet in height and 80 square feet in sign text area, with one along Weber Road and the other along Remington Boulevard. A public sidewalk and other parkway improvements would be provided along Weber Road during construction, and the existing public sidewalk and parkway improvements along Remington Boulevard would be protected during construction. All required landscaping, including an irrigation system along both Weber Road and Remington Boulevard would be installed per the Zoning Ordinance requirements. Detention would be provided via offsite storage. Per the applicant, the store will employ 15 to 20 full and part time employees and be operational 24 hours a day, 7 days a week. To develop the property in accordance the applicant is proposing a Special Use Permit and variances from the Zoning Ordinance and Development Code.

A Special Use Permit to allow a gasoline service station, including an associated 24-hour convenience store. Give the volume of traffic on 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 front yard setback for pavement only. The applicant is proposing to reduce the front yard setback to approximately 20 feet along Weber Road, for pavement only, 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 Weber Road and Remington Boulevard. 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.

A variance to allow multiple ground signs on a single lot within 500 feet of one another. The applicant is proposing to construct two ground-mounted monument style signs, approximately 300 feet apart, within the setback along Weber Road. Staff supports the variance as requested due to the subject site having well over 500 feet of combined frontage between Weber Road and Remington Boulevard.

A variance to increase the width of a curb cut and driveway width. Per the Zoning Ordinance, the maximum width for a driveway is 36 feet on a lot zoned or used for commercial and per the Development Code, the maximum width is 36 feet at the throat of said driveway. The applicant is requesting to increase the width of both the truck entrance and right-in, right-out, which would be used by automobiles, off Remington Boulevard, in order to accommodate the four commercial fueling lanes, as well as the receiving needs of Thorntons.

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 subject to:

1. All comments from the memo dated November 14, 2018 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Chairman Alexander-Basta asked where the dumpster would be located and if it would be enclosed. Commissioner Ali asked if the trucks would only have access through Remington Boulevard and how to prevent them from entering through Weber Road. He also asked if this would be a truck stop and if they would have a typical convenience store. Commissioner Cooper questioned how the fueling trucks would enter the facility. Commissioner Hegber asked if there would be overnight parking. Commissioner Wright asked if this facility would be similar to the one on 135th and Route 53 in Romeoville.

Mr. Eastman showed where the trash enclosure would be located and explained that code requires three sides of the trash enclosure mimic the look and material of the building. He explained that there would be no room for a truck to enter the facility through Weber Road, and that the fueling truck would enter same as all the other trucks. He went on to say overnight parking would be strictly prohibited, which was a condition of the Special Use Permit approval. He said this location would be very similar to the one in Romeoville.

Village Engineer, Tom Pawlowicz, stated they would make sure to look into the auto turn software before the final design is approved.

Mike MacKinnon, Chicago, IL, sworn. Mr. MacKinnon stated truckers in general are very courteous, that as soon as they are done fueling they want to get out of the way; which is why they want to install the truck parking. He went on to say they always oversize the lanes by one so there is room for stacking. He explained that part of the easement agreement for the drive aisle is that trucks cannot park at that location. He said the dumpster area would also be screened with evergreens. He said state law requires that trucks cannot idle for more than ten minutes except in extreme weather. He ended by saying this was not a truck stop. That they would not have showers nor a drivers lounge. He said this location was very similar to the one in Romeoville only a bit larger.

Motion Hegber, second Ali to close the public hearing.

AYES: Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried, public hearing closed 8:56 p.m.

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

AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.23 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 419.18

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

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. IDOT RIGHT-OF-WAY ALONG 680-730 N. BOLINGBROOK DRIVE. APPLICANT: VILLAGE OF BOLINGBROOK. PROJECT NO.: 420.18

Motion Hegber, second Wright to open the public hearing.

AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried, public hearing opened at 8:58 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 in order to allow a variance waiving the requirement to install the required public sidewalk within the right-of-way. This right-of-way adjacent to the Johansen Farms and Mistwood Golf Dome, located at 680 and 730 N. Bolingbrook Drive respectively. Per the Development Code, Section 30-114, a public sidewalk shall be installed in business developments to provide safe and efficient pedestrian circulation. Such walks shall be located on both sides of the street in accordance with proper land panning procedures and with regard for public safety and anticipated concentration of pedestrian traffic.

The Village is requesting to waive this requirement in this specific location as there are no sidewalks along either side of Bolingbrook Drive in the surrounding area and the demand does not justify said public improvement.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to waive the requirement to install the required public sidewalk within the right-of-way adjacent to the Johansen Farms and Mistwood Golf Dome, located at 680 and 730 N. Bolingbrook Drive respectively.

DISCUSSION

None

Motion Wright, second Cooper to close the public hearing.

AYES: Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried, public hearing closed 9:00 p.m.

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

AYES: Commissioners Cooper, Ali, Wright, Hegber, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.24 Approval of a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 420.18

Motion Chairman Alexander-Basta, second Wright to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Alexander-Basta stated there was a lot going on in Bolingbrook within the next few weeks and invited everyone to please look up the information in the Village of Bolingbrook calendar to join the festivities.

COMMISSIONER'S REPORT

Commissioner Ali congratulated Chairman Alexander-Basta on her running for Trustee. He said she will do a fine job as Trustee and will be missed.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Cooper, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 9:03 p.m.

CHAIRMAN

APPROVED

SECRETARY