

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
December 20, 2017**

**CALL TO ORDER**

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, December 20, 2017.

**ROLL CALL**

Present: Commissioners Terri Bethune, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Rick Campos, Vice Chair Seymoure Pritikin, Chairman Schank

Absent: Commissioner Mir Ali and Margaret Hegber

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. CIRCLE K, 255 N. WEBER ROAD. APPLICANT: PAYMAN HOMAYOUNI, BOWMAN CONSULTING GROUP. PROJECT NO.: 401.16**

Motion Rhoades, second Bethune to open the public hearing.

AYES: Commissioners Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

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 approval of a Final Development Plan at 255 N. Weber Road. Currently, vehicular access to the site is available from Boughton Road via one existing curb cut to the north and Weber Road via one existing curb cut to the east; both of which are right-in/right-out. The applicant is requesting to modify/widen the access lane located along the western property line, which provides access to the drive-thru car wash. To develop the property in accordance the applicant is requesting a variance from the Zoning Ordinance.

A variance to reduce the rear yard setback for pavement only. Per the applicant, due to their initial design, along with the constraints of the site, full-size vehicles continue to have difficulty entering the car wash. The applicant is requesting to reduce the rear yard setback to five feet, for pavement only, in order to provide additional pavement for sufficient circulation and an increased turning radius for full-size vehicles attempting to enter the drive-thru car wash. Staff supports the variance as requested, given the reduced setback would be for pavement only and all the required landscape material would remain per the approved Landscape Plan.

## **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development with a variance to reduce the rear yard setback to five feet for pavement only.

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

1. All comments from the November 17, 2017 submittal being addressed.
2. Final Development Plan review and approval from the Director of Public Services and Development.

## **DISCUSSION**

Commissioner Bethune questioned if the five feet would be sufficient to help with the turn radius. Vice Chair Pritikin questioned if after the pavement is extended there would still be a risk of rear wheel interaction, if there would be an opportunity to extend the variance to go further north to allow for a wider angle, and if during the winter months a snow plow would have enough dimension to clear the driveway. Commissioner Alexander-Basta asked for clarification on the setback.

Mr. Eastman stated five feet would be sufficient, that as long as the applicant agrees to shift any landscaping that is disturbed to a different area on the site, but relatively kept in the same area they could extend the variance. He added that there are underground coils at the beginning and end of the car wash to prevent the pavement from icing up.

Payman Homayouni, Chicago, IL, sworn. Mr. Homayouni stated that the five feet requested would allow more room for the vehicles to line up and that the only area of concern was when approaching the turn.

Mark Stinco, Lisle, IL, sworn. Mr. Stinco stated he appreciated the input and that he would like to add as much pavement as could be approved.

Mr. Eastman added that in most situations Staff would like no less than three feet of green space from property line to nearest point of pavement, which would give the applicant an extra two feet to work with.

Tom Pawlowicz, Village Engineer, stated three feet would give them room to transition back to the Meijer parking lot, and would not anticipate any problem with drainage of rainwater.

Motion Vice Chair Pritikin, second Alexander-Basta to close the public hearing.

AYES: Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing closed 8:18 p.m.

Motion Alexander-Basta, second Bethune to accept the recommendation of Planning Staff subject to granting a three-foot setback, which would allow up to a seven-foot encroachment into the required ten-foot setback.

AYES: Commissioners Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried.

## **APPROVAL OF FINDINGS OF FACT**

PC 17.27 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.: 401.16

Motion Alexander-Basta, second Schank to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

## **SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. EPIC AIR, 360 VETERANS PARKWAY, SUITE 100. APPLICANT: KEVIN REMPERT, EPIC AIR, LLC. PROJECT NO.: 427.17**

Motion Rhoades, second Alexander-Basta to open the public hearing continued from November 15, 2017.

AYES: Commissioners Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing opened at 8:20 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Mr. Eastman stated the applicant once again wanted to continue the project to the regularly scheduled Plan Commission Meeting of January 17, 2018. He stated that he spoke with the applicant and let them know this would be last continuance, that if there were any other delays the project would be taken off the agenda and they would have to re-apply.

Motion Alexander-Basta, second Bethune to continue the public hearing to January 17, 2018.

AYES: Commissioners Bethune, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Ali and Hegber

Motion carried, public hearing continued 8:22 p.m.

## **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. MACNEIL AUTOMOTIVE, LTD., 280 W. NORTH FRONTAGE ROAD. APPLICANT: KEVIN GREYHILL, WEATHERTECH. PROJECT NO.: 429.17**

Motion Alexander-Basta, second Rhoades to open the public hearing.

AYES: Commissioners Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing opened at 8:23 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant MacNeil Automotive Products is requesting approval of a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to demolish an existing warehouse building, formerly occupied by Kohler Rental, and to allow the construction of a new distribution center and associated parking with variances at 280 W. North Frontage Road, which would also affect 2 WeatherTech Way. The subject parcel comprises approximately 2.5 acres, is currently zoned I-1 Limited Industrial and consists of an existing 16,000 square foot building, which is currently being used as a warehouse for WeatherTech. Prior to MacNeil Automotive purchasing the property, Kohler Rental occupied the building. In 1986, the property was

rezoned to I-1 Limited Industrial and a Special Use for a Planned Industrial Development was approved. The applicant, 3M National Advertising Company, built and occupied the building for over 20 years. The applicant is proposing to develop a 58,180 square foot distribution center, which would connect to the adjacent building at 2 WeatherTech Way via an enclosed corridor. Vehicular parking, on the south side of the property would be provided, while the two points of access would remain off Frontage Road. A foundation planting area, adjacent to south wall, would be provided; however, the foundation planting area would not meet the minimum 10-foot depth requirement. A berm, irrigation system and required plantings would be provided in order to satisfy the Zoning Ordinance within the front yard along West North Frontage Road. Adequate detention would be provided to accommodate the subject property. The applicant is working with Staff to determine if that can be achieved via offsite detention and/or a combination of offsite and underground detention onsite. To develop the property in accordance with the Zoning Ordinance and Development Code, the applicant is requesting multiple variances.

A variance to reduce the front yard setback along West North Frontage Road. Per the I-1 Zoning District, a minimum pavement and/or parking setback of 35 feet is required along the entire length of West North Frontage Road. The applicant is proposing to reduce the setback to approximately 10 feet.

A variance to reduce the rear yard setback to the west for the structure. The applicant is requesting to reduce the setback to zero feet in order to allow the enclosed corridor to connect 280 W. North Frontage Road with the existing building at 2 WeatherTech Way.

A variance to reduce the required width of the foundation planting bed. Per the Zoning Ordinance, a foundation planting area that is 10 feet in depth must be provided across half of the south building wall. Per the applicant, in order to maximize the number of parking stalls provided, they are requesting to reduce the width of the required foundation planting bed to 4.9 feet.

A variance to increase the maximum width of a curb cut. Per the Zoning Ordinance, the maximum width for a driveway (measured at the property line) is 40 feet 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 the driveway entrance on the west side of the site along West North Frontage Road in order to accommodate the receiving and shipping needs of MacNeil Automotive Products, Ltd.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for a 58,180 square foot distribution center at 280 W. North Frontage Road with the aforementioned variances.

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

1. All Staff comments from the memo dated December 14, 2017, being addressed.
2. The approval from the Director of Public Services and Development.

### **DISCUSSION**

Commissioner Alexander-Basta had concerns with having to back up into the docks from Frontage Road and questioned how many trucks they anticipated having daily. Vice Chair Pritikin also had concerns with backing up into the loading docks. He stated putting Class A, 53-foot tractor-trailer into reverse on a public roadway was a massive violation. He questioned when the hours of shipping and receiving would take place and what the expected volume flow would be. Commissioner Campos questioned if the corridor would have a lot of traffic.

Mr. Eastman stated trucks would have to wait until there is no traffic and then back up in to the dock from Frontage Road. He explained that this location would be used more for storage and moving product from one location to the other. He said WeatherTech still had two other locations in Illinois, but is looking to move everything to Bolingbrook, which is essentially what this building would provide.

Mr. Pawlowicz stated that if this building would be proposed on Remington Boulevard Staff would not consider backing up into the docks, but that Frontage Road is not as busy of a roadway. He explained that this is not like other warehouses with multiple truck docks. He said they do not anticipate having a large volume of trucks entering and exiting the building considering the size, layout and number of stalls proposed.

Motion Alexander-Basta, second Vice Chair Pritikin to close the public hearing.

AYES: Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing closed 8:23 p.m.

Motion Campos, second Alexander-Basta to accept the recommendation of Planning Staff.

AYES: Commissioners Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: Commissioners Bethune and Rhoades

ABSENT: Commissioner Ali and Hegber

Motion carried.

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

PC 17.28 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 429.17

Motion Vice Chair Pritikin, second Campos to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

### **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. STARZ CUTTERY, 299 S. SCHMIDT ROAD. APPLICANT: RODNEY JACKSON, STARZ CUTTERY. PROJECT NO.: 430.17**

Motion Alexander-Basta, second Wright to open the public hearing.

AYES: Commissioners Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing opened at 8:39 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 299 S. Schmidt Road. The subject property comprises approximately 1.01 acres and is currently zoned B-2 Community Retail. Access to the subject property is from two points, one off Lily Cache Lane to the southwest and one off Schmidt Road to the northeast. 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 299 S. Schmidt Road. Per the applicant, the barbershop would offer hair

styling and grooming. Per the applicant, the hours of operation would be 9:00 a.m. to 10:00 p.m. seven days a week. The proposed barbershop would have five employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a barbershop, commonly known as Starz Cuttery, at 299 S. Schmidt Road.

**DISCUSSION**

Commissioner Bethune questioned how long the applicant has been in their current location.

Rodney Jackson, Bolingbrook, IL, sworn. Mr. Jackson stated he has been in his current location since 2009. He also explained that he is looking to move because he needs a bigger location, that he is an independent contractor and that he needs the extra space to accommodate all the athletes from Bolingbrook High School. He also added that it was a pleasure to meet the Plan Commission members.

Motion Alexander-Basta, second Wright to close the public hearing.

AYES: Bethune, Rhoades, Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioner Ali and Hegber

Motion carried, public hearing closed 8:46 p.m.

Motion Campos, second Rhoades to accept the recommendation of Planning Staff.

AYES: Commissioners Alexander-Basta, Wright, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: Commissioners Bethune and Rhoades

ABSENT: Commissioner Ali and Hegber

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 17.29 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 430.17

Motion Vice Chair Pritikin, second Bethune 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 Schank wanted to wish everyone a Merry Christmas and a safe Holiday season.

**COMMISSIONER'S REPORT**

Commissioner Alexander-Basta wanted to let everyone know of a new Association in Bolingbrook called Bolingbrook STEM Association, which focuses on Science, Technology,

Engineering and Math. She said they were hosting their first winter break camp in January, and invited everyone to visit [www.bolingbrookstem.org](http://www.bolingbrookstem.org). She also wanted to wish everyone Happy Holidays and a prosperous New Year.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman also wanted to wish everyone a Merry Christmas and a Happy New Year and hopes that everyone gets to spend time with their family.

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Schank adjourned the meeting at 8:48 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY