

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
January 18, 2017**

CALL TO ORDER

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, January 18, 2017.

ROLL CALL

Present: Commissioners J.D. Rhoades, Margaret Hegber, Mary Alexander-Basta, Calvin Wright, Vice Chair Seymoure Pritikin, Chairman Schank

Absent: Commissioners Terri Bethune, Talat Rashid, Rick Campos

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

Press: None

APPROVAL OF MINUTES

Motion Vice Chair Pritikin, second Rhoades to approve Minutes of the November 9, 2016, November 16, 2016 and December 21, 2016 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. A-Z MEDICAL BILLING, 421-U N. BOLINGBROOK DRIVE. APPLICANT: DELICIA BOWLING. PROJECT NO.: 403.17

Motion Rhoades, second Hegber to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant A-Z Medical Billing Services is requesting approval of a Special Use Permit for a Planned Development in order to allow a professional office which specializes in offering medical billing services at 421-U N. Bolingbrook Drive. The property comprises approximately 2.93 acres, is currently zoned B-2 Community Retail and consists of a two-story multi-tenant shopping center known as Indian Oaks Plaza. Access to the subject property is from multiple shared access points off of Bolingbrook Drive to the east, as well as one access point along Robinhood Way. 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 professional office which specializes in offering medical billing services at 421-U N. Bolingbrook Drive. Per the applicant, the staff would consist of approximately three employees, and the hours of operation would be Monday through Friday from 8:30 a.m. to 6:00 p.m. and closed Saturday and Sunday.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow a professional office, commonly known as A-Z Medical Billing Services, located at 421-U N. Bolingbrook Drive.

DISCUSSION

None

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

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried, public hearing closed 8:04 p.m.

Motion Vice Chair Pritikin, second Alexander-Basta to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.01 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 403.17

Motion Alexander-Basta, second Vice Chairman Pritikin to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT OF SUBDIVISION. HARTZ HOMES, SWC OF BOUGHTON ROAD AND FALCON RIDGE WAY. APPLICANT: TOM MCSHARRY, HARTZ CONSTRUCITON CO., INC. PROJECT NO.: 404.17

Motion Rhoades, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried, public hearing opened at 8:05 p.m.

Planning and Zoning Administrator, Matt Eastman presented the request. The applicant Hartz Construction Company is requesting approval of a Special Use Permit for a Planned Development with Variances, Preliminary Development Plan and Preliminary Plat of Subdivision in order to allow for the development of an age-targeted community with associated variances and future retail components at the southwest corner of Boughton Road and Falcon Ridge Way. The subject parcels comprise approximately 22 acres, is zoned B-2 Community Retail and is currently vacant, except for a small unoccupied building formerly used to wash vehicles as part of the Budget Rent-A-Car operation. This building, along with the associated parking lot, would be demolished as part of this development.

The proposed plat of subdivision would subdivide four lots of record in order to create five buildable lots, as well as approximately 1.941 acres of proposed street right-of-way to be dedicated to the Village. Lot 1, which is approximately 2.018 acres, would be created for future retail. Lot 2, which is approximately 2.098 acres, would be created for future retail. Lot 3, which is approximately 3.528 acres, would be created for five townhouse buildings and the associated off-street parking (5 stalls). Lot 4, which is approximately 4.145 acres, would be created for five townhouse buildings and the associated off-street parking (29 stalls), as well as stormwater detention. Lot 5, which is approximately 6.635 acres, would be created for eight townhouse buildings and the associated off-street parking (42 stalls), as well as stormwater detention. The applicant is proposing to develop an 'age-targeted' community, which would have 18 buildings, consisting of a minimum of 79 townhouses and 76 off-street parking stalls. Per the applicant, the proposed units would range in size from 1,400 square feet to 1,800 square feet in area. Each townhome unit would include a two-car garage comprised of a minimum of 425 square feet as well as a two-car driveway for visitor. Per the applicant, sale price would be \$270,000 and \$315,000 per unit.

To develop the property in accordance with the proposed Preliminary Development Plan the applicant is requesting a special use and multiple variances.

A special use to allow an age-targeted community. A residential community is not listed as a permitted use within the B-2 Zoning District. As such, the applicant is proposing to develop an age-targeted community, which would have 18 buildings, consisting of a minimum of 79 townhouses and 76 off-street parking stalls. Staff supports the request as this development provides both an appropriate, as well as respectful, living opportunity for the growing number of aging residents in the area.

A variance to allow multiple buildings on a single lot. The applicant is proposing a development consisting of 18 buildings to be built on three lots. Staff supports the variance as requested due to common management of the entire development.

A variance to reduce the minimum setback for a double-frontage lot. The applicant is requesting a deduction from 50 to 30 feet for the buildings, which back up to Falcon Ridge Way and Barbers Corner Road. Staff supports the variance as requested since the areas with reduced setbacks would be adjacent to open areas or areas not to be constructed with buildings in the future.

A variance to reduce the minimum building separation. The applicant is requesting to reduce the building separation to a minimum of 20 feet throughout the development. Staff supports the variance as requested, subject to the applicant working with Staff on increasing the separation between buildings, which have underground utilities, required to be maintained by the Village, running between them.

A variance to waive the installation of the required berm and irrigation system within the front yard. The applicant is requesting to waive the berm and irrigation system in order to maximize the useable rear yard. Staff supports the variance as requested subject to the required plant material being installed per the approved Landscape Plan.

A variance to reduce the minimum width for the right-of-way. The applicant is requesting a reduction from 66 to 40 feet for the right-of-way. Staff supports the variance as requested, subject to the development's covenants and restrictions addressing snow removal procedures for the proposed carriage walks located on either side of the road.

A variance to allow additional landscaping in lieu of parkway trees. Due to the proposed reduction in right-of-way, the applicant is requesting the substitution of parkway trees with additional and/or alternative landscaping throughout the subdivisions, which would equal the required number of parkway trees based on standard spacing. Staff supports the variance as requested.

RECOMMENDATION

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

Staff recommends approval of a Preliminary Development Plan for an age-targeted community subject to the review and approval of the Director of Public Services and Development.

Staff recommends approval of a Preliminary Plat of Subdivision for an age-targeted community subject to the review and approval of the Director of Public Services & Development.

DISCUSSION

Vice Chair Pritikin asked for an example of another subdivision in the Village that has carriage walks. He questioned what 'age-targeted' meant, if they would be building shells and then build out the homes as they sell them, if there was a plan on how long it will take to complete the subdivision, if the homes had basements and if the streets would be partially built out. Commissioner Rhoades questioned the noise levels while under construction the hours of construction noise and if there would be a fence to prevent debris and dirt from going into the neighboring properties. Commissioner Alexander-Basta stated she felt the subdivision was very condensed and asked why the amount of buildings being proposed and why there would be a strip of land being vacant.

Mr. Eastman stated 'age-restricted' means ages 55 and older, and 'age-targeted' means 45 and older, but will not deny a younger age group to purchase a property. He explained that this was a preliminary plan, that the infrastructure would be built first and as homes are sold they would be built. He said construction hours are 7:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 8:00 a.m. to 7:00 p.m. That construction zones are required to have construction fencing to minimize debris blowing to the neighboring properties, he also stated the Village always makes sure streets are clear of dirt and debris when a development is under construction.

Thomas McSharry, Woodridge, IL, sworn. Mr. McSharry stated the strip of land that is vacant would be for future commercial. He explained, that piece of property would be sold and not leased, he said they specialize in building residential properties not commercial. He said the price point of the homes was to cover the price of the land and that the starting sale price would be \$250,000 and that all the homes would have basements. He also explained that the homes would be 'age-targeted' which meant from the late 40's to early 50's, but that if someone in their 30's would want to buy a house they would not be sent away.

Eladio Jimenez, 209 Falcon Ridge Way, Bolingbrook, IL, sworn. Mr. Jimenez stated he was concerned on the additional traffic this new development would create. He asked if Falcon Ridge Way would be expanded.

Tom Pawlowicz, Village Engineer, stated the proposed plan was only preliminary not final development he explained that currently Falcon Ridge Way was a wide street and that the development would not create too much extra traffic.

Mr. Eastman stated that the developer was proposing to add 42 parking stalls on Falcon Ridge Way, and that those stalls would be in the property not taking away from Falcon Ridge Way.

Clarence Krygsheld, 132 Wedgewood Way, Bolingbrook, IL, sworn. Mr. Krygsheld stated he has been living in Bolingbrook since 1988 and his concern with the new development was the property value of his home.

Mr. Eastman stated that typically with new development the value of the surrounding properties increase and not decline.

Larry Fox, 478 Michelangelo Dr., Bolingbrook, IL, sworn. Mr. Fox stated he had some concerns. He stated he currently lives in the Clusters subdivision, and one of his concerns was traffic. He said that now with more homes and a commercial property he feels there will be more back up with traffic especially during rush hour. He also was concerned with the price of the homes for the area, he asked if for any reason this builder stops building will another developer be allowed to build lower priced homes. He also questioned what B-2 Zoning meant.

Mr. Eastman stated the applicant was before the Plan Commission to get a preliminary plan, elevations and sizes of units approved. He explained that if for any reason after the development begins the builders decided they can no longer move the product and back out Staff would not allow a new developer to build an inferior product without returning to the plan commission. He went on to explain that B-2 Community Retail would be supermarkets, strip malls, or anything that would generate retail value.

William Sheehan, 411 Monet Circle, Bolingbrook, IL, sworn. Mr. Sheehan stated he was also concerned with traffic and he asked if there would be anyway to widen Falcon Ridge Way and provide turn lanes. He also asked for a time frame on concluding the development.

Mr. McSharry stated there was no time frame, he said everything was sales driven.

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

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried, public hearing closed 8:43 p.m.

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

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

NAYS: None

ABSENT: Commissioners Bethune, Rashid, Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.02 Approval of a Special Use Permit for a Planned Development with Variances, Preliminary Development Plan, Preliminary Plat of Subdivision and Adoption of Findings of Fact. Project No.: 404.17

Motion Vice Chair Pritikin, second Alexander-Basta 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

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Schank adjourned the meeting at 8:45 p.m.

CHAIRMAN

APPROVED

SECRETARY