

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
July 18, 2018**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, July 18, 2018.

ROLL CALL

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

Absent: Commissioner J.D. Rhoades and Vice Chair Seymoure Pritikin

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

Press: None

APPROVAL OF MINUTES

Motion Hegber, second Campos to approve Minutes of the June 20, 2018 meeting of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND FINAL PLAT OF RESUBDIVISION. GLAZIER CORPORATION, 740 AND 750 N. JANES AVENUE. APPLICANT: DAN ABDO, GLAZIER CORPORATION. PROJECT NO.: 409.17

Motion Hegber, second Campos to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades and Vice Chair Pritikin

Motion carried, public hearing opened at 8:03 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of an Amendment to a Planned Unit Development, and Plat of Resubdivision with a Variance in order to subdivide one lot of record into two lots with the associated variance at 740 and 750 Janes Avenue. The subject site, is approximately 1.52 acres, is zoned B-2 Community Retail and is currently improved with an approximately 4,800 square foot building. In April 2017, the Village Board of

Trustees passed Ordinance 17-017 approving Special Use Permit for a Planned Development with Variances, Final Development Plan and Final Plat of Subdivision in order to allow for the construction of two buildings on the subject property. The overall subject property, currently known as Lot 2 in the East Boughton Road Meijer Second Subdivision, comprises approximately 1.52 acres in size, is located at the southeast corner of Boughton Road and Janes Avenue and contains the existing Chipotle Mexican Grill & MOD Pizza building, along with a pad for a future retail and/or restaurant building. The proposed Final Plat of Resubdivision would create two new lots of record. Lot 3 would be 0.763 acres and would be created for the existing Chipotle Mexican Grill & MOD Pizza. Lot 4 would be 0.762 acres and would be created for the future retail and/or restaurant building. The applicant is proposing to reduce the required side yard setback for structures, from 10 feet to 7.5 feet, and the required side yard setback for pavement, from 10 feet to 0 feet, in order to allow for the creation of Lot 3 and Lot 4. Staff has no objection subject to both buildings complying with the overall Planned Development approved as part of Ordinance 17-017. Dedicated easements for utilities and cross access were previously provided. Applicant is requesting a variance to reduce the side yard setback for the principal structure and pavement. Per the applicant, due to the nature of the existing building and constraints of the future retail and/or restaurant site, they are requesting to reduce the side yard setback to 7.5 feet for the structure and 0 feet for pavement only. The reduced setback would allow the owner to create a separate legal parcel for each building governed by an overall Planned Development with standard easement agreements in place. Staff supports the variance as requested, subject to both buildings complying with Ordinance 17-017.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Development with the following:

1. A variance to reduce the side yard setback to 7.5 feet for the structure(s) and 0 feet for pavement.

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

1. All of Staff's comments from the submittal dated June 19, 2018, being addressed.
2. Approval of the Director of Public Services and Development Department.

DISCUSSION

Commissioner Ali asked the reasoning for detaching the parcels and if there is a future tenant for the vacant lot. Commissioner Cooper questioned if the property were sold, would the future owner have to follow the existing Ordinance.

Mr. Eastman stated existing and new owners would be bound to the approved Ordinance.

Dan Abdo, Chicago, IL, sworn. Mr. Abdo stated that when this project was originally planned they thought the building on Lot 4 would be under construction sooner than the

building on Lot 3. He said they have had potential tenants, but not the right one. He explained that they would not be altering anything with the development merely doing this for financial reasons. He stated that at this point one lot was completely done and the other is still a vacant lot, which makes them different products and changes the financing. He said splitting the lots would allow them to finance the lots differently.

Commissioner Ali asked the applicant to define the “right tenant”.

Mr. Abdo stated the right tenant would be one that would fit with the community and zoned correctly for this property. He also explained that this would just be creating an invisible line to separate the product.

Mr. Eastman stated the developer had been speaking to a few users and they would like the property subdivided before they would purchase it. Splitting the lots would give more flexibility in the long run.

Mr. Abdo added that a lot of good users would rather own the lot and splitting this lot would help sell the property.

Motion Ali, second Cooper to close the public hearing.

AYES: Commissioners Campos, Cooper, Wright, Hegber, Ali, Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades and Vice Chair Pritikin

Motion carried, public hearing closed 8:15 p.m.

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

AYES: Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades and Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.11 Approval of an Amendment to a Special Use Permit for a Planned Development with Variances, Final Development Plan, Final Plat of Resubdivision and Adoption of Findings of Fact. Project No.: 409.17

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

Voice Vote: Unanimous

Motion carried.

REZONING FROM B-2 COMMUNITY RETAIL TO I-1 LIMITED INDUSTRIAL, SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND PLAT OF VACATION. WEATHERTECH HEADQUARTERS, 417-429 REMINGTON BLVD. APPLICANT: KEVIN GREYHILL, MACNEIL AUTOMOTIVE LTD. PROJECT NO.: 405.18

Motion Hegber, second Campos to open the public hearing continued from June 20, 2018.

AYES: Commissioners Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades and Vice Chair Pritikin

Motion carried, public hearing opened at 8:03 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting the Rezoning from B-2 Community Retail to I-1 Limited Industrial, Special Use Permit for a Planned Development with VariANCES, Final Development Plan and Plat of Vacation in order to rezone four of the eight lots of record in order to allow for the construction of four buildings consisting of a combination of distribution, manufacturing and research and development, along with a private helipad, which would serve as the headquarters for WeatherTech at 417-429 Remington Boulevard. The subject area comprises of eight lots of record totaling 12.52 acres of land, with four of the lots currently zoned B-2 Community Retail and the remainder zoned I-1 Limited Industrial. The applicant is proposing to develop four buildings, an 87,024 square foot machining building, and 83,277 square foot private parking garage, a 19,485 square foot distribution building and a four-story 54,112 square foot research and development office. In an effort to separate all truck from automobile traffic, the applicant is proposing to have trucks enter at the southeast corner of the site and exit at the southwest corner of the site via a one-way outer ring road, which will allow trucks to circulate the site in a counter clockwise direction. In addition, due to the close proximity to the intersection and the existing landscaped median, the automobile access drive off Remington Boulevard would be a right-in/right-out only. Based upon the breakdown the applicant provided of the four buildings and their proposed uses adequate vehicular parking has been provided onsite. A foundation planting area, along to the walls adjacent to Remington Boulevard and Frontage Road, would be provided; however, the foundation planting area would not meet the minimum 10-foot depth requirement. A berm, irrigation system and plantings within the front yard along Remington Boulevard would be provided to satisfy the Zoning Ordinance; however, given drastic drop in elevation along southern property line, a berm would not be provided along the entire length of the front yard adjacent to Frontage Road. Adequate detention would be provided in two areas of the overall development site and partly offsite in the existing pond on the hospital property to the north. As part of the proposed consolidation, the applicant has provided a Plat of Vacation in order to vacate the former public utility and drainage easements.

The applicant is seeking approval of a rezoning for Lots 21-24 within Woodcreek Center Phase II, from B-2 Community Retail to I-1 Limited Industrial, in order to provide contiguous zoning throughout the entire development.

The applicant is requesting a Special Use Permit to allow a private helipad. The proposed helipad would be part of a planned development for private use. Staff supports the use as requested, subject to the necessary approval being obtained and provided from the Federal Aviation Administration (FAA).

A Variance to allow multiple buildings on a single lot. The applicant is proposing to consolidate eight lots into one lot of record, in order to construct four buildings on a single lot as part of the proposed Plat of Vacation and consolidation through Will County. Staff supports the variance as requested since the proposed buildings are part of a unified development for overall maintenance.

A Variance to reduce the required front yard setback. Per the I-1 Zoning District, a minimum front yard setback of 1.5 times the building height shall be provided to the structure, while a minimum setback of 35 feet is required for parking areas located within the front yard. Per the applicant, due to the nature of the proposed development, as well as Staff's recommendation to have all truck traffic enter and exit off Frontage Road, the proposed buildings would require a reduction to approximately 44 feet to the nearest point of the structure off Remington Boulevard and 45 feet off Frontage Road. In addition, in order to provide proper truck circulation onsite, the applicant is requesting a 20-foot setback off both Remington Boulevard and Frontage Road for pavement only. Staff supports the variance as requested, given the geometry of the site and subject to the required landscape material being installed per the approved Landscape Plan.

A Variance to reduce the required side yard setback for pavement only. Per the applicant, due to the geometry of the site, a small portion of the drive aisle on the west side of the proposed warehouse building would be approximately two feet off the side property line, in order to allow for proper truck circulation throughout the site. Staff supports the variance as requested given that the reduced setback would be for pavement only and all the required landscape material is being installed per the approved Landscape Plan.

A Variance to increase the maximum allowable height for a structure. The machining building is proposed to have an arched roof with the height of the lower walls closest to Frontage Road being approximately 35 feet, arching to an apex of 48 feet at a distance of approximately 165 from the front property line; however, this would meet exception criteria mentioned above; thus, no variance is required. The research and development building is proposed to have an arched roof with the height of the lower walls closest to Frontage Road being approximately 60 feet, arching to an apex of 75 feet at a distance of 145 feet from the front property line, which would allow for a unique roofline design. Staff supports the variance as requested, due to the nature and location of the development.

A Variance to waive the required berm within the front yard along Frontage Road. Due to a nearly 15-foot drop in elevation, the applicant is requesting to waive the required berm along Frontage Road. Staff supports the variance as requested, subject to all the required landscaping material, including an irrigation system, being installed per the approved Landscape Plan.

A Variance to alter the foundation landscape area. The applicant is proposing a foundation planting area that is between four and five feet in depth, but spans across approximately 80% of the walls adjacent to both Remington Boulevard and Frontage Road. Staff supports the variance as requested.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. The applicant is requesting to increase the width of both the truck entrance and exit off Frontage Road to accommodate the receiving and shipping needs of MacNeil Automotive Products, Ltd. (aka WeatherTech). 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.

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 Frontage Road. 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.

A Variance to remove more than 50% of the trees on site. The applicant is requesting to remove 100% of the trees on site. Staff supports the variance, subject to all replacement trees being installed per the Development Code tree replacement schedule.

A Variance to the minimum and maximum allowable light levels including the uniformity ratio. Per the Development Code, parking areas are required to maintain a minimum of 0.25 footcandles, as well as a maximum of 4.5 footcandles, of outdoor lighting. In addition, the code states there should be a maximum-to-minimum light level ratio, which shall not exceed 15:1. Per the applicant, in order to meet the requirements laid forth by the FAA, they would not be permitted to install any light poles around the proposed helipad; thus, the Photometric Plan illustrates a light level of 0.0 at numerous locations around the landing pad. Since the minimum light level is proposed to be 0.0, the maximum to minimum ratio is infinity. Per the applicant, as part of the proposed design, they are requesting to allow for an increase in the maximum light level to 6.0 footcandles within the parking lot area. Staff recognizes the light off the building spills over into the parking lot lighting, causing an overlap between the site lighting poles and the building light fixtures and an increased level in a few small portions of the overall development. Staff supports the variance as requested, noting both the dark and bright spots are located well within the proposed development and would not be noticeable from Remington Boulevard to the north, Frontage Road to the south, nor from Meadowbrook Manor to the west.

RECOMMENDATION

Staff recommends approval of a Rezoning from B-2 Community Retail to I-1 Limited Industrial for a portion of the property commonly known as Lots 21-24 within Woodcreek Center Phase II consisting of approximately 5.42 of the overall 12.52 acres.

Staff further recommends approval of a Special Use Permit for a Planned Development, in order to allow for the construction of four buildings consisting of a combination of distribution, manufacturing and research and development commonly known as The Campus with the aforementioned Special Use Permit and Variances.

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

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

DISCUSSION

Chair Alexander-Basta questioned what was going to be visible from Remington Boulevard and why the height variance for the proposed office building. Commissioner Bethune asked for clarification on the parking garage having dock doors, if the garage would only be one story, if the machining building would generate loud noise, if the applicant would consider adding ground lighting and if the private garage would act as a hanger the owner's airplanes. Commissioner Ali asked if the lack of lighting would create a safety hazard, if the wall sign facing Frontage Road would be lit and if the use of the helipad would be during normal business hours. Commissioner Hegber questioned if any of the buildings would be open 24 hours a day seven days a week. Commissioner Campos asked for the purpose of the heliport.

Mr. Eastman stated the two buildings closer to Remington Boulevard were not designed at this time, that the private garage would have docks for resale purposes. He explained that as part of the development there would be a bollard system that would be at the entrance so that no one unknown to the company would be able to enter. He also said that the proposed sign would be backlit and that he would have a discussion with the applicant regarding the use of the helipad during normal business hours.

Tom Pawlowicz, Village Engineer stated a light fixture can only throw light so far, in order to get lighting around the pond and helipad they would need to install a large amount of bollard lights, which would only throw light about five feet.

Kevin Greyhill, St. Charles, IL, sworn. Mr. Greyhill explained that the staff from the Downers Grove location would be moving to the new office building. He went on to say the first floor of the office building would be used a museum of WeatherTech, the second and third floors would be used as office space and the fourth floor would be a lunchroom with a rooftop lunch area. He said the garage would only be one story and that it would be a private garage with no specific hours of use. He explained that the machining warehouse would most likely have two shifts, the research and development building would be normal business hours 8:00 a.m. to 5:00 p.m. He also said the machining building would be running 24 hours a day, but would have very minimal noise. He said the heliport would be for private use of the owner and that the private garage would not be used as a hanger.

Motion Campos, second Wright to close the public hearing.

AYES: Commissioners Campos, Cooper, Wright, Hegber, Ali, Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades and Vice Chair Pritikin

Motion carried, public hearing closed 8:53 p.m.

Motion Bethune, second Ali to accept the recommendation of Planning Staff.
AYES: Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta
NAYS: None
ABSENT: Commissioners Rhoades and Vice Chair Pritikin
Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.09 Approval of a Rezoning from B-2 Community Retail to I-1 Limited Industrial, Special Use Permit for a Planned Development with Variances, Final Development Plan, Plat of Vacation and Adoption of Findings of Fact. Project No.: 405.18.

Motion Bethune, second Cooper to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, FINAL DEVELOPMENT PLAN, PLAT OF VACATION AND FINAL PLAT OF SUBDIVISION. FAIRFIELD INN & SUITES, 165 FERNWOOD DRIVE. APPLICANT: STEVE SILVA, SILVA ARCHITECTS, LTD. PROEJCT NO.: 408.18.

Motion Hegber, second Campos to open the public hearing.
AYES: Commissioners Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta
NAYS: None
ABSENT: Commissioners Rhoades and Vice Chair Pritikin
Motion carried, public hearing opened at 8:55 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting the approval of a Final Plat of Subdivision, Final Development Plan and a Special Use Permit for a Planned Development in order to consolidate three lots of record into one lot as well as to construct a Fairfield Inn & Suites at 165 Fernwood Drive. The Final Plat of Subdivision illustrates a consolidation of three lots of record into one lot of record. Lot 1 would be approximately 2.76 acres in size, would be created for the future Fairfield Inn & Suites, and direct access would be provided off Fernwood Drive. Newly dedicated easements for utilities would be included, while the Plat of Vacation is being provided for the former access and utility easements between Lots 3, 4 and 5.

The applicant is proposing to develop a 55,512 square foot 4-story hotel, which would have 95 rooms, approximately 20 employees, an indoor pool and fitness center. Per the Zoning Ordinance, the minimum number of required parking stalls for the Fairfield Inn & Suites would be 114 and the applicant is proposing to install 126 parking stalls onsite. Based on the orientation and design of the hotel, wall signage would be permitted on all four elevations of the building. All required landscaping, including a berm and irrigation system along Fernwood Drive would be installed per the Zoning

Ordinance requirements. Applicant is proposing a Special Use Permit to allow a hotel in order to develop a 55,512 square foot 4-story hotel, which would have 95 rooms and have approximately 20 employees. Staff supports the use as requested.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for the construction of a 4-story, 95-room, Fairfield Inn & Suite at 165 Fernwood Drive.

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

1. All comments from the June 15, 2018 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Commissioner Bethune asked if the Marriott owned the lot next to the existing Residence Inn by Marriott and if the proposed Fairfield Inn & Suites would have a conference area. Chair Alexander-Basta asked if there would be food service. Commissioner Ali asked if this would be a corporate location or a franchise and commented that this was a great investment.

Mr. Eastman explained that the Marriott owned the lot behind them and that it was previously approved so they could essentially build a large office building. He explained there would be no food service nor a conference area and that this was a franchise.

Motion Ali, second Hegber to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Rhoades, Campos and Vice Chair Pritikin

Motion carried, public hearing closed 9:04 p.m.

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

AYES: Bethune, Ali, Hegber, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Rhoades, Campos and Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.12 Approval of a Special Use Permit for a Planned Development, Final Development Plan, Plat of Vacation, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 408.18.

Motion Bethune, second Ali 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

Chair Alexander-Basta stated there would be many events in Bolingbrook like concerts, the Jubilee, and Taste of Bolingbrook.

COMMISSIONER’S REPORT

Commissioner Ali invited everyone to Pakistan Day on August 25th, he said it is the largest in the country. He also thanked the developers for their investments to Bolingbrook. Commissioner Wright reminded everyone school was going to start soon. Commissioner Bethune wanted to applaud all the great work Mr. Eastman does with all the buildings and developments to make Bolingbrook look better and employ more. She said she was very impressed with all the projects approved at the meeting.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Ali, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Alexander-Basta adjourned the meeting at 9:07 p.m.

CHAIRMAN

APPROVED

SECRETARY