

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 15, 2014**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:01 p.m., Wednesday, October 15, 2014.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Rick Campos, Chairman Fletcher

Absent: Vice Chair Pritikin

Staff: Planning & Zoning Administrator, Nicole Knapp; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second to approve Minutes of the September 17, 2014, meeting of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. JET BRITE CAR WASH, 549 E. BOUGHTON ROAD JET BRITE SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14

Motion Alexander-Basta, second Schank to open the public hearing continued from September 17, 2014

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Chair Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

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

Planning and Zoning Administrator, Nicole Knapp, stated that the applicant is formally requesting a continuance to the November 19, 2014 Plan Commission meeting.

Motion Rashid, second Rhoades to continue the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

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

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT AND CONCEPT PLAN. BOLINGBROOK FOOD MART & GASOLINE SERVICE STATION, 419 S. JOLIET ROAD. APPLICANT: SUHAS PATEL. PROJECT NO.: 428.14

Motion Rhoades, second Wright to open the public hearing continued from September 17, 2014

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Chair Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin
Motion carried, public hearing opened at 8:04 p.m.

Planning and Zoning Administrator, Nicole Knapp, stated that the applicant is formally requesting a continuance to the November 19, 2014 Plan Commission meeting.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing continued 8:05 p.m.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. DR. MARIA BARINO FAMILY PHYSICIAN, 685 W. BOUGHTON ROAD. APPLICANT: ROBERT QUINN, ATTORNEY. PROJECT NO.: 433.14

Motion Campos, second Wright to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing opened at 8:06 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant Robert Quinn is requesting a Special Use Permit for a Planned Unit Development to allow a medical office at 685 W. Boughton Road. The subject parcel comprises approximately 1.46 acres, is currently zoned R-5 Single Family Attached Residential and comprises of an approximate 10,000 square foot retail building, which was approved as part of a Planned Unit Development in 2003. Per the Village's Zoning Ordinance, a medical office is not permitted within the R-5 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a medical office at 685 W. Boughton Road. Access would be available from Whitewater Drive, Boughton Road, and Pontiac Lane. The site has adequate parking for the proposed use. Per the applicant, the hours of operation would be from 8:00 a.m. to 12:00 p.m. Monday, Friday, Saturday and 8:00 a.m. to 6:00 p.m. Tuesday, Wednesday, Thursday. Per the applicant, the medical staff would consist of the doctor, two full-time employees and two part-time employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Dr. Maria Barino to operate a medical office at 685 W. Boughton Road.

DISCUSSION

Commissioner Rashid questioned the address discrepancy between the agenda versus the report. Commissioner Campos asked whether this was in addition to Marco's Pizza. Commissioner Wright questioned if this was a general practice office.

Ms. Knapp, responded that the report and recommendation had the correct address and there was an error on the agenda. She also explained the doctor's office would move into a vacant tenant space toward the eastern end of the building whereas Marco's Pizza was going to be located in a new tenant space created on the west end cap as a result of Family Video downsizing.

Robert Quinn, on behalf of Dr. Maria Barino, Bolingbrook, sworn. Mr. Quinn explained that this would not be a general practice office, rather it would offer counseling with a limited clientele.

Motion Campos, second Wright to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing closed at 8:10 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. ONCE UPON A CHILD, 315 N BOLINGBROOK DRIVE. APPLICANT: RON POLLASTRINI, BONNIE MANAGEMENT CORP. PROJECT NO.: 434.14

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing opened at 8:11 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development to allow a secondhand store at 315 N. Bolingbrook Drive. The subject property comprises approximately 1.72 acres and is currently zoned B-3 Highway Commercial. Access to the subject property is from Bolingbrook Drive and Brook Court via common access drive located at the southwest corner of the subject site. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, secondhand stores are not permitted within the B-3 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a secondhand store commonly known as Once Upon A Child at 315 N. Bolingbrook Drive. Per the applicant, the hours of operation would be Monday through Friday 10:00 a.m. to 8:00 p.m., Saturday 10:00 a.m. to 6:00 p.m. and Sunday 12:00 p.m. to 5:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow a secondhand store, commonly known as Once Upon A Child at 315 N. Bolingbrook Drive.

DISCUSSION

Chairman Fletcher questioned if this was the same owner of the previous location on Weber Road. Commissioner Campos asked if the secondhand store on Weber Road had the identical name as the applicant.

Ms. Knapp, Planning & Zoning Administrator, responded that the location on Weber Road near Hobby Lobby had been closed for many years and that this applicant is a new owner. She also added the name is identical to the former store and that when Once Upon A Child moved into their previous location in the late 1990's, secondhand stores were a permitted use and treated no different than any other retail store. Since that time, the Zoning Ordinance has been amended to include secondhand stores specifically, hence the need for a Special Use Permit.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing closed at 8:14 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES & CONCEPT PLAN.
WEST LIBERTY FOODS FREEZER DISTRIBUTION CENTER, 1310 REMINGTON BOULEVARD.
APPLICANT: LAWRENCE LANTERO, UNITED INSULATION PRODUCTS CORP. PROJECT NO.:
435.14**

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos,
Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing opened at 8:16 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting a Special Use Permit for a Planned Industrial Development with Variances and Concept Plan in order to allow the construction of a freezer distribution warehouse at 1310 Remington Boulevard which is on the north side of Remington Boulevard, approximately 400 feet west of Weber Road. The subject property comprises 14.76 acres of vacant land, is commonly known as Lot 1 in Remington Crossings Subdivision, and is currently zoned B-2 Community Retail; however, the request to rezone the subject site to I-1 Limited Industrial is pending approval by the Village Board of Trustees on October 21, 2014. The applicant is proposing to develop a freezer distribution warehouse building comprising 158,258 square feet in area, in addition to future building growth of approximately 102,950 square feet. Two full points of access would be provided from Remington Boulevard on the east and west sides of the site that then continue around all four sides of the building to provide an adequate Fire Lane. Vehicular parking would be provided in the far southwest corner of the property as part of Phase 1 and a future vehicular parking area is planned near the southeast corner of the property as part of Phase 2. Parking spaces to satisfy the greatest number of employees on any one shift is being provided to meet the Zoning Ordinance. A black aluminum wrought iron fence not to exceed a height of eight feet is planned for within the front yard setback along Remington Boulevard, with the remainder of the property enclosed with a black vinyl chain link fence. Foundation planting areas are planned adjacent to the south wall for the office areas of the structure; however, given the large number of truck docks on the south building wall, the foundation planting area requirement is not being met. A berm, irrigation system and plantings within the front yard would be provided to satisfy the Zoning Ordinance, in addition to approximately 190 plant units to satisfy the loading dock screening. Adequate detention is provided offsite to the west.

To develop the property in accordance the applicant is requesting the following:

A variance to increase the allowable building height. The applicant is proposing the increase in building height since the occupant, West Liberty Foods, utilizes a material handling system that includes steel racks up to a clear height of 45 feet. Staff supports the variance as requested given that the portion of the building that has an increase in height is setback back an additional 100 feet from the southernmost wall of the building, thereby altering the perception of the building height.

A variance to reduce the required west side yard setback for pavement only. The reduced side yard setback is proposed in order to provide a continuous Fire Lane around the site. Staff supports the variance as requested since that the reduced setback area is adjacent to a retention pond and given that all the required landscape material for the 10 foot setback would be provided.

A variance to reduce the open space. Per the applicant, on-site stacking for inbound trucks is necessary to avoid backups on Remington Boulevard, so an entrance drive aisle which is parallel to Remington Boulevard was created, thus causing additional impervious area. Staff supports the variance as requested, subject to Village detention requirements being satisfied.

A variance to alter the foundation landscape area. Per the applicant, due to a large area of the south wall containing truck docks, foundation landscape beds are being proposed along those portions of the south wall where the office areas are located. At the time Phase 1 is constructed, the plan is short

approximately 35 lineal feet of foundation planting areas; however, at the time of Phase 2 construction the foundation planting area will far exceed the code. Staff supports the variance as requested subject to all the landscape material being installed per the attached Landscape Plan.

A variance to alter the front yard landscape material requirement. The applicant is proposing to alter the required mixture of landscape material, while increasing the number of overstory, evergreen or ornamental trees, and reducing the number of large shrubs within the front yard setback. Staff supports the variance as requested and as shown on the attached Landscape Plan, as we believe that the altered landscape screening would provide better screening of the truck dock area.

A variance to allow a fence in the front yard. The applicant is proposing an eight foot high black aluminum wrought iron fence, which for the most part would be located just outside or along the front yard setback line adjacent to Remington Boulevard; however, in order to accommodate two areas of fence located between the front setback line and the curb of the parking lot that are located close to the setback line, the applicant is requesting a variance for a two foot encroachment. The remaining side and rear yards would be enclosed with a black vinyl chain link fence. Staff supports the variance as requested.

A variance to alter the screening walls for refuse and waste receptacles. The applicant is proposing a waste removal receptacle within the truck dock area that has no openings except for the chute connecting into the building. The receptacle would be screened from view on the east and north sides by the principle building and on the west by trucks parked at the docks; however, a typical fence/swing gate screening wall on the south side of the receptacle area is not being proposed, as the applicant feels it will prevent access to such a large receptacle. Staff supports the variance as requested given the receptacle will almost be impossible to see from passersby on Remington Boulevard and/or from neighboring properties.

A variance to waive the requirement for rooftop screening. The applicant is proposing to screen all HVAC rooftop equipment with a precast concrete parapet wall; however, the applicant is seeing a variance to waive the screening of the rooftop piping and cooling tower so as not to restrict air flow restriction, which will prevent property operation. Staff supports the variance as requested since we believe the cooling tower and rooftop piping that are exposed will be at a high enough elevations not to be noticeable from Remington Boulevard.

A variance to waive the requirement for replacement trees. In 2004 the subject site was completely mass graded and there were no trees on site. Since then, 50 scrub volunteer trees have germinated and are now over 6" in diameter, resulting in 25 replacement trees as part of the proposed development. The applicant is requesting to waive the requirement to install said replacement trees. In order to avoid overcrowding on site, Staff supports the variance to waive the requirement for 25 replacement trees on the actual subject site; however, is recommending that said 25 replacement trees be planted within the Village of Bolingbrook at an appropriate location to be determined by the Director of Public Services.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow for a 158,258 square foot freezer distribution warehouse, including future building growth of approximately 102,950 square feet, at 1310 Remington Boulevard with the following:

1. A Variance to allow a 50 foot building height.
2. A Variance to reduce the west side yard setback to five feet for pavement only.
3. A Variance to reduce the open space to 18%, subject to Village detention requirements being satisfied.
4. A Variance to alter the foundation landscape area as shown on the attached Landscape Plan.
5. A Variance to alter the front yard landscape material requirement as shown on the attached Landscape Plan.
6. A Variance to allow an eight foot high black aluminum fence in the front yard as shown on the attached Final Development Plan.
7. A Variance to alter the screening walls for refuse and waste receptacles as shown on the attached Final Development Plan.
8. A Variance to waive the requirement for rooftop screening of the piping and cooling tower only.

9. A Variance to waive the requirement for replacement trees, subject to the installation of 25 trees being planted within the Village of Bolingbrook at an appropriate location to be determined by the Director of Public Services.

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

- a) All Staff comments from the plans submitted September 12, 2014, being addressed.
- b) The approval from the Director of Public Services and Development.

DISCUSSION

Chairman Fletcher raised concerns regarding location of detention and fencing material. Commissioner Schank questioned the cooling tower heights as it relates to the overall building height. Commissioner Alexander-Basta questioned the line-of-sight from Weber Road and the future development of the vacant land immediately east of the subject site. Commissioner Rashid asked what materials were being used on the rooftop piping. Commissioner Wright asked what was being transferred in the piping.

Ms. Knapp, responded that the detention would be located immediately west of the subject site, that the fence within the front yard would be aluminum and appear to look like wrought iron, whereas the fencing on the other three sides would be black chain link, and that the two vacant parcels of land located immediately east of the subject site are zoned B-2 Community Retail.

Lawrence Lantero, Jr. Berkeley, IL, sworn. Mr. Lantero responded that the rooftop piping is a black iron pipe that is fully welded and insulated in a stainless steel jacket, which is almost identical to the exposed piping at the buildings formerly occupied by Quantum Foods. Mr. Lantero further explained that the pipes would contain ammonia gas that is refrigerated with no fumes or heat given off. He also explained that approximately 10 to 12 feet of the cooling tower would project above the parapet wall of the main building and not project above the portion of the building that is 50 feet in height.

Motion Schank, second Campos to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing closed at 8:37 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Alexander-Basta, second Wright to accept Plan Commission reports:

PC 14.30 Approval of a Special Use Permit to allow a Religious Institution with a Variance. City of Hope Covenant Church, 301 Quadrangle Drive. Applicant: Andre Jones, City of Hope Covenant Church. Project No.: 431.14

PC 14.31 Approval of an Amendment to a Special Use Permit for a Planned Commercial Development with Variances, Final Development Plan and Final Plat of

Subdivision. Home Depot Outlot, NWC of Weber Road and Thackeray Drive.
Applicant: Steve Panko, Key Development Partners, LLC. Project No.: 418.11

PC 14.32 Approval of an Amendment to a Special Use Permit for a Planned Commercial Development with Variances and Final Development Plan. Dunkin-Donuts Shoppes at Weber Road, 760 S. Weber Road. Applicant: Dipa Patel. Project No.: 421.14

PC 14.33 Approval of an Amendment to a Special Use Permit for a Carry-out Restaurant with Extended Hours of Operation. Marco's Pizza, 693 W. Boughton Road. Applicant: Yvonne Chenault, Family Video. Project No.: 429.14

PC 14.34 Approval of Rezoning from B-2 Community Retail to I-1 Limited Industrial. Remington Crossings, Lots 1, 6, 7, & 8. Applicant: Remington Partners LP & United Insulated Products Corp. Project No.: 430.14

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Fletcher wanted to thank the volunteers of BCT for their time.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:39 p.m.

CHAIRMAN

APPROVED

SECRETARY