

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
December 3, 2014**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, December 3, 2014.

**ROLL CALL**

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

Absent: Vice Chair Seymoure Pritikin

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

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Rashid to approve Minutes of the November 19, 2014, meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES 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.

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

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing opened at 8:02 p.m.

Planning and Zoning Administrator, Nicole Knapp, stated that the applicant is formally requesting a continuance to the January 21, 2015 Plan Commission Meeting.

Motion Rashid, second Rhoades to continue the public hearing.

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

NAYS: None

ABSENT: Vice Chair Pritikin

Motion carried, public hearing continued 8:03 p.m.

**SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. MACNEIL AUTOMOTIVE PRODUCTS, LTD. WEATHERTECH, 501 WOODCREEK DRIVE. APPLICANT: KEVIN GREYHILL, MACNEIL REAL ESTATE HOLDINGS, LLC. PROJECT NO.: 438.14**

Motion Rhoades, 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 8:04 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan in order to construct an office/warehouse building at 501 Woodcreek Drive. The subject parcel comprises approximately 9.28 acres and is zoned I-1 Limited Industrial. Until recently, the land contained an office/warehouse building consisting of approximately 124,000 square feet, which was occupied by MCL, Inc. for over 25 years. The applicant is proposing to develop an approximate 220,000 square foot office/warehouse building, including four points of access from Woodcreek Drive to the east and south, as well as a right-in/right-out from Remington Boulevard near the northwest corner of the site. Vehicular parking would be provided on the south and west sides of the property. A foundation planting area would be provided adjacent to the south wall; however, given the location of the truck docks on the east building wall, the foundation planting area would be met. A berm, irrigation system and plantings would be provided to satisfy the Zoning Ordinance within the corner side yard along Remington Boulevard and the portion of the front yard along Woodcreek Drive that faces south; however, the portion of the front yard facing Woodcreek Drive in an easterly direction would be deficient. Adequate detention would be provided by a combination of offsite retention in the pond by the hospital and two onsite ponds in the northwest and southeast corners of the site.

To develop the property in accordance with the Zoning Ordinance and Development Code, the applicant is requesting the following Variances:

A Variance to reduce the corner side yard setback along Remington Boulevard. The applicant is proposing a setback of 35 feet for both the building and the parking. Given the geometry of the site staff supports the variance as requested.

A Variance to reduce the front yard setback along Woodcreek Drive to the east, as well as eliminate the required landscape berm. The applicant is proposing a setback of 20 feet for an area centrally located along the east property line. Given the geometry of the site and the need to be able to maneuver trucks in the truck dock area, staff supports the variance as requested.

A Variance to reduce the required foundation landscape material along the east building wall. Per the applicant, due to the large area of the east wall containing truck docks, a foundation landscape bed can only be provided in a small area between two truck dock areas. Staff supports the variance as requested subject to all the landscape material being installed.

A Variance to reduce the required parking. The applicant is proposing 146 parking spaces. Per the applicant, between the two other properties they currently own along Woodcreek Drive, between Remington Boulevard and Frontage Road, they have over 100 extra parking spaces above and beyond the building needs and/or what is required per the code. As such, if at peak times the subject site is in need of additional parking, this can be accommodated by simply crossing the street.

A Variance to increase the maximum width of a curb cut. The applicant is proposing to increase the width of both driveway entrances on the east side of the site along Woodcreek drive in order to accommodate the receiving and shipping needs of MacNeil Automotive Products, Ltd. Staff

supports the variance as requested since the increased width would allow for better egress/ingress in order to accommodate oversized vehicles and trucks.

A Variance to remove 100 percent of the trees on site. The applicant is proposing to remove 100 percent of the trees on site and waive the requirement to install said replacement trees on the actual subject site. In order to avoid overcrowding on site, staff supports the variance to waive the requirement for all replacement trees to be installed on the actual subject site; however, Staff recommends that said replacement trees be planted elsewhere within the Village of Bolingbrook at an appropriate location to be determined by the Director of Public Services.

A Variance to allow a wet bottom pond with less than 25 percent of the pond at a 10 foot depth. The applicant is proposing to have less than 25 percent of the pond with a ten foot depth due to slope conditions. Staff supports the variance as requested.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow for a 220,732 square foot office/warehouse building at 501 Woodcreek Drive with the following:

1. A Variance to reduce the corner side yard setback along Remington Boulevard to 35 feet per the attached Final Development Plan.
2. A Variance to reduce the front yard setback along Woodcreek Drive to the east, as well as eliminate the required landscape berm per the attached Final Development Plan and Landscape Plan.
3. A Variance to reduce the required foundation landscape material along the east building wall, subject to all the landscape material being installed per the attached Landscape Plan.
4. A Variance to allow 146 parking spaces.
5. A Variance to increase the maximum width of the two curb cuts along Woodcreek Drive to the east per the attached Final Development Plan.
6. A Variance to remove 100% of the trees on site, subject to all replacement trees being planted elsewhere within the Village of Bolingbrook at an appropriate location to be determined by the Director of Public Services.
7. A variance to allow a wet bottom pond with less than 25% of the pond at a 10 foot depth.

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

- a) All Staff comments from the plans submitted November 6, 2014, being addressed.
- b) The approval from the Director of Public Services and Development.

### **DISCUSSION**

Chairman Fletcher raised a concern regarding an increase in both automobile and truck traffic, the decrease in visibility due to the curve of Remington Boulevard, and the slow acceleration rate of trucks turning from Woodcreek Drive on to Remington Boulevard.

Ms. Knapp responded that WeatherTech delivery trucks currently leave exiting facility across Woodcreek Drive, travel south to Frontage Road, and westerly to Schmidt Road in order to reach the traffic signal at Schmidt Road and Remington Boulevard. This is a safety measure that Mr. MacNeil put in place for delivery of vehicles that travel back and forth between multiple WeatherTech properties in town. She also added that the majority of both employees and delivery trucks would be exiting the property to travel east on Remington Boulevard; therefore, there would not be as much traffic movements trying to make a left hand turn from Woodcreek Drive onto Remington Boulevard.

Village Engineer, Tom Pawlowicz, responded that a signalized intersection at Woodcreek Drive and Remington Boulevard was not being considered at this time; however, if in the future staff received a request for a signalized intersection, Staff will look into whether or not a traffic signal is warranted at that time.

Motion Schank, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Pritikin

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

Motion Schank, second Wright 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 Rhoades, second Wright to accept Plan Commission reports:

PC 14.38 Approval of a Special Use Permit for a planned Industrial Development with Variances and Final Development Plan. Carlow Corporate Center North Unit 6, 910 Carlo Drive. Applicant: Chris Maggio, Northern Builders, Inc. Project No.: 423.14

PC 14.39 Approval of a Special Use Permit for a Planned Unit Development. The Potter's Place, 479 Quadrangle Drive, Suite B. Applicant: Olugbenga Oketona, The Potter's Place. Project No.: 437.14

Voice Vote: Unanimous.

Motion carried.

### **CITIZENS TO BE HEARD**

None

### **CHAIR'S REPORT**

Chairman Fletcher asked everyone to shop locally for the Holidays. He also wanted to give his condolences to Vice Chair Pritikin for the loss of a family member, and give thanks to Jim Singer from BCT for volunteering his time.

### **COMMISSIONER'S REPORT**

The Commissioners wanted to wish everyone a Merry Christmas.

### **PLANNING DEPARTMENT REPORT**

None

## **ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Fletcher adjourned the meeting at 8:16 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY