

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
August 18, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, August 18, 2021.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Calvin Wright, Rick Campos, Vice Chair Lawrence Cooper, Chairman Ali

Absent: Commissioner Michael Shay

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

Press: None

Attendees: Mark Sherman, Brenna Wadleigh, Jani C., and Michael Rango

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. STRICKLAND BROTHERS OIL CHANGE, 467 W. BOUGHTON ROAD. APPLICANT: STEVEN R. KUDWA. PROJECT NO.: 412.21

Motion Wright, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Shay

Motion carried, public hearing opened at 8:00 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to allow for the construction of an automotive service facility at 467 W. Boughton Road. The overall subject area comprises approximately 0.96 acres of land, is zoned B-2 Community Retail and is currently undeveloped. Direct access to the site is provided to the subject property via Boughton Road. Indirect access is also provided through a shared access drive via Schmidt Road. The applicant is proposing to construct a 1,700 square foot automotive service facility, which would include three (3) service bays allowing customers to enter from the east and exit from the west. Parking spaces would be provided on the north and south sides of the site to meet code; however, per the applicant, customers can stay in their cars while the services are being performed. Per the applicant, the services provided include a drive-thru oil change and limited preventative maintenance services including: wiper blades, antifreeze/coolant, power steering fluid, windshield wiper fluid, tire condition, engine air filter, and state inspections. Strickland does not perform auto body repair and there would be no exterior storage of parts, products or any overnight vehicle storage. Per the applicant, the hours of operation would be

7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday. Per the applicant, the business would be manned by a maximum of five (5) employees and the owner/franchisees. The required detention is being provided via an agreed upon fee-in-lieu.

Given that the proposed use is not permitted within the B-2 Zoning District the applicant is seeking the following relief in order to develop the property.

A Special Use Permit to allow an Automotive Service Facility. The applicant is proposing to construct a 1,700 square foot automotive service facility consisting of three service bays. Per the Zoning Ordinance, an automobile service facility requires a Special Use Permit within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Strickland Brothers Oil Change at 467 W. Boughton Road. Staff supports the use as requested.

A variance to waive the requirement for the installation of a berm and irrigation system along Boughton Road. Per the Zoning Ordinance, a berm that is 2.5 to 3 times higher than the finished elevation of the parking lot, including an irrigation system, and required plant material, is required to be installed within the front yard along Boughton Road. Per the applicant, the applicant is requesting to waive the installation of the berm and irrigation system in an effort to preserve the existing infrastructure. Staff supports the variance as requested, since there is no berm along that portion of Boughton Road, subject to all required landscape material being installed.

A variance to relocate the foundation landscape material. Per the Zoning Ordinance, a foundation planting bed that is a minimum of 10 feet wide and covers 50% of the overall wall, which faces a public right-of-way is required. Per the Landscape Plan, the applicant is proposing to relocate the required foundation planting bed to the west of the building façade, rather than along the building foundation. All of the landscape material would be visible from Boughton Road. Staff supports the variance as requested subject to all the required plant material being installed per the Landscape Plan.

RECOMMENDATION

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

Staff recommends approval of a Final Development Plan subject to:

1. All of Staff comments from the submittal dated July 9, 2021, being addressed.
2. Approval of the Co-Administrator of Public Services and Development Department.

DISCUSSION

Followed

Motion Schank, second Flores to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Shay

Motion carried, public hearing closed 8:21 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.12 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 412.21

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

Motion Flores, second Wright to accept the recommendation of Planning Staff.
AYES: Commissioners Tucker, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali
NAYS: Commissioner Schank
ABSENT: Commissioner Shay
Motion carried.

SPECIAL USE PERMIT FOR A CARRY-OUT RESTAURANT WITH EXTENDED HOURS OF OPERATION. SLICE FACTORY, 227 S. WEBER ROAD. APPLICANT: DOMENICO DIDIANA. PROJECT NO.: 413.21

Motion Flores, second Wright to open the public hearing.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Shay
Motion carried, public hearing opened at 8:22 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Carry-Out Restaurant with Extended Hours of Operation in order to allow a carry-out restaurant with hours beyond 10:00 p.m. at 227 S. Weber Road. The 1.15 acres of land is zoned B-2 Community Retail, is located at 227 S. Weber Road, and is currently owned and operated by the Slice Factory. Two-way access to the site is currently provided along Weber Road. The site is also accessible via a shared drive aisle to the North. Per the Village’s Zoning Ordinance, carry-out restaurants as well as hours of operation beyond 10:00 p.m. require a Special Use Permit within the B-2 Community Retail Zoning District. The applicant is proposing a 2,500 square foot carry-out restaurant commonly known as the Slice Factory with hours of operation until 12:00 a.m. (midnight), seven days a week. Per the applicant, the restaurant accommodates sit-down, carry-out, and drive-thru dining and has 19 employees. Staff finds that the requested hours of operation would be consistent with a few other restaurants in town.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Carry-Out Establishment with Extended Hours of Operation, commonly known as the Slice Factory at 227 S. Weber Road.

DISCUSSION

Followed

Motion Vice Chair Cooper, second Wright to close the public hearing.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Shay

Motion carried, public hearing closed 8:36 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.13 Approval of a Special Use Permit for a Carry-Out Restaurant with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 413.21

Motion Schank, second Flores to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

Motion Schank, second Vice Chair Cooper to accept the recommendation of Planning Staff.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Shay
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. CARLOW CORPORATE CENTER WEST (BLDG. 17), 925 DALTON LANE. APPLICANT: MARK FORDON, NORTHERN BUILDERS, INC. PROJECT NO.: 415.20

Motion Schank, second Vice Chair Cooper to open the public hearing.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali
NAYS: None
ABSENT: Commissioner Shay
Motion carried, public hearing opened at 8:38 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 with Variances and Final Development Plan in order to construct a distribution center at 925 Dalton Lane. In March 2016, the property commonly known as the Mary Kelley Farm was annexed into the Village of Bolingbrook and subsequently rezoned I-1 Limited Industrial. The proposed development would occur on the northeast corner of the property and be the second building within Phase 1B of Carlow Corporate Center West. The applicant is proposing to develop an office/distribution center comprising approximately 402,051 square feet in area, which would include vehicular parking spaces to the north, with the proposed truck docks along the east and west sides of the building and truck parking to the east, west and south sides of the building. Per code, the proposed development would require 326 parking stalls. The applicant is requesting to provide 274 parking stalls at time of construction, with plans to add future parking stalls if deemed necessary. The proposed tenant, Walmart, has provided Staff with a letter indicating the proposed number of parking stalls is sufficient for their proposed operation. In review of the plans for the proposed tenant build-out, along with the aforementioned letter, Staff finds the proposed number of parking stalls to be acceptable in meeting the spirit and intent of the code. Per the applicant, due to the high value of merchandise, Walmart's security policy mandates that all distribution facilities shall have the highest level of security. Their policy is designed to prevent loss, vandalism and theft to the greatest extent possible. As such, they are requesting permission to install an 8-foot high fence, which would enclose the property, protecting the well-being of the tenant and the contents of the building. Per the applicant, three dedicated full-access drives, as well as a shared access aisle to the north, would be provided off Dalton Lane.

For security purposes, the drive furthest to the south, which would lead to a guardhouse, would be designed to accommodate all the trucks entering and exiting the site. The required berm, irrigation system and plantings within the front yard along Dalton Lane, as well as the future roadway to the south and west, would be provided to satisfy the Zoning Ordinance. Adequate detention would be provided through a combination of ponds within Carlow Corporate Center West along with utilizing capacity in the Village's regional detention facility.

To develop the property in accordance with the I-1 Zoning District, the applicant is requesting the following:

A variance to install an 8-foot high fence within the front and corner side yard setback. Per the Zoning Ordinance, all fences installed in commercial or industrial districts shall follow the required setback of that Zoning District. The applicant is proposing an 8-foot high faux wrought iron fence, within the front and corner side yard setbacks, for both security and aesthetic purposes. Staff supports the variance as requested.

A variance to increase the maximum width of a curb cut, including the throat of the driveway. 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 proposed driveway entrance at the southeast corner of the site in order to accommodate the receiving and shipping needs of Walmart. 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 waive the requirement to install the required public sidewalk. Per the Development Code, a public sidewalk shall be installed in developments to provide safe and efficient pedestrian circulation. Such walks shall be located on both sides of the street in accordance with proper land planning procedures and with regard for public safety and anticipated concentration of pedestrian traffic. The applicant is requesting to waive the requirement to install the required sidewalk, along the north side of the future roadway, which would be located south of the subject site. Staff supports the variance as requested noting the demand does not justify the public improvement in this particular area.

RECOMMENDATION

Staff recommends approval of the following variances in order to allow for the construction of a 402,051 square foot distribution center located at 925 Dalton Lane with aforementioned variances.

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

1. All Staff comments from the plans submitted July 2, 2021, being addressed.
2. The review and approval of the Co-Administrator for Public Services and Development.

DISCUSSION

Followed

Motion Vice Chair Cooper, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Shay

Motion carried, public hearing closed 8:50 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.14 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 415.20

Motion Schank, second Flores to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

Motion Schank, second Flores to accept the recommendation of Planning Staff.
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Vice Chair Cooper,
Chair Ali
NAYS: None
ABSENT: Commissioner Shay
Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali wanted to congratulate Ms. Miller on her new position, and wished her the best in her future endeavors. Ms. Miller stated she accepted a position in Austin, Texas as a Planning and Engineering consultant. Chair Ali went on to invite everyone to the annual Taste of Pakistan festival that would be held August 28th, that it opens at noon and that everyone would require a mandatory COVID test.

COMMISSIONER'S REPORT

Commissioner Flores invited everyone to "El Grito" for Mexican Independence Day on September 11th, and said it is always a fun event. Commissioner Wright wanted to remind everyone school was going to begin soon and to be careful when driving.

PLANNING DEPARTMENT REPORT

Mr. Eastman wanted to invite everyone to the Jubilee, he said there would be good bands, and asked everyone to still maintain social distancing. He went on to give Ms. Miller his gratitude for helping him out tremendously this year. He said he was inundated with work after the transition and business was picking up and she was a great help. He said the Department is very busy and she was instrumental. He added that he hoped she learned some things while working here and wished her well.

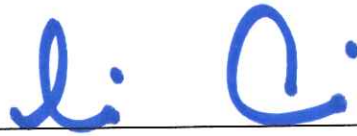
Planner Miller thanked the Village, Plan Commission, Zoning Board of Appeals and the Mayor for all the expertise.

ADJOURNMENT

Motion Flores, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

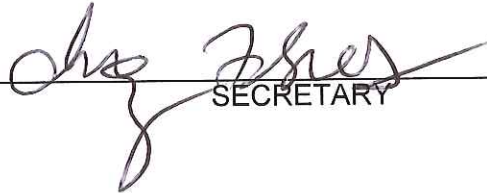
Chairman Ali adjourned the meeting at 8:54 p.m.



CHAIRMAN



APPROVED



SECRETARY