



Bolingbrook

a place to grow



Roger C. Claar
Mayor

VILLAGE OF BOLINGBROOK
PLANNING COMMISSION
STAFF REPORT
FROM
CHARLES WUNDER, PLANNER

PROJECT NO.: 424.05
DATE: September 7, 2005

GENERAL INFORMATION

APPLICANT/OWNER: Stovo Tameling Estate

REQUESTED ACTION: Approval of a Special Use Permit for a Planned Industrial Development with Variances, Private Utility Facility, Construction and Demolition Recycling Business and Preliminary Plat of Subdivision.

PURPOSE: To create a new lot of record and permit a Construction and Demolition Recycling Business.

LOCATION: The subject property is located west of Murphy Road and east of I-355 approximately 3/4 of a mile north of I-55.

SIZE OF OVERALL PARCEL: 17.25 acres
SIZE OF LOT 1: 0.03 acres

CURRENT ZONING AND LAND USE: I-1 Limited Industrial – Construction equipment and materials storage and recycling

ADJACENT ZONING & LAND USE:

NORTH: Village of Woodridge / R-1 Residential
EAST: Village of Woodridge / Office, Research and Light Industrial *and R-1 Residential*
SOUTH: Will County A-1 Agriculture / I-55
WEST: Will County A-1 Agriculture / I-355

PHYSICAL CHARACTERISTICS:

Subject site is relatively level and contains no significant vegetation.

Carol S. Penning
Village Clerk

Village Trustees
Leroy J. Brown
Michael T. Lawler
Ricardo Morales
Joseph B. Morelli
Patricia E. Schanks
Andrea S. Swinkunas

James S. Boan
Village Attorney



75 W. Briarcliff Road
Bolingbrook, Illinois
60440-0951

www.bolingbrook.com

(630) 226-8400
AX: (630) 226-8409
DD: (630) 226-8402

Recycled For A Better Environment



TREE CITY USA

A Community of 70,000

ANAYLISIS:

- The overall subject property is approximately 17.25 acres, is located west of Murphy Road and east of I-355, is zoned I-1 Limited Industrial, and is an industrial parcel used for the storage of construction equipment and materials recycling.
- The subject property contains an existing communication tower and equipment, which was a Permitted Use in the I-1 Zoning District when it was erected in the early 1990's.
- Access is currently provided from Murphy Road.

PRELIMINARY PLAT OF SUBDIVISION:

- The proposed subdivision would create one (1) new lot of record and Lot 1 would be created for the existing communication tower and equipment.
- Lot 1 would be located in the northeast corner of the overall subject site, and would be approximately 1,600 square feet or 0.03 acres.
- Lot 1 has access from Murphy Road via a cross access easement.

To create Lot 1 in accordance with the attached Plat of Subdivision, the applicant is seeking the following variances from the Zoning Ordinance:

1. **A variance to allow a lot without frontage on a public right-of-way.**
 - Per the Zoning Ordinance, a lot is required to have direct frontage onto a public right-of-way.
 - The applicant is requesting that Lot 1 be created without direct frontage onto Murphy Road.
 - Staff supports the variance as requested, since the cross access easement for ingress/egress is currently in place.
2. **A variance for an undersized lot.**
 - Per the Zoning Ordinance, a zoning lot in the I-1 Zoning District must be a minimum of 20,000 square feet or 0.46 acres.
 - The applicant is proposing to create Lot 1, which would be 1,600 square feet in area.
 - Staff supports the variance as requested, since Lot 1 would be strictly for the existing communication tower and equipment and would not be intended for future development.
3. **To reduce the minimum lot width.**
 - Per the Zoning Ordinance, the minimum lot width in an I-1 Zoning District is one hundred (100) feet.
 - The applicant is proposing to create Lot 1 with a width of 41.68 feet.
 - Staff supports the variances as requested, since Lot 1 would be strictly for the existing communication tower and equipment and would not be intended for future development.
4. **To reduce the required yard setbacks.**
 - Per the Zoning Ordinance, the required front yard setback is thirty-five (35) feet, the required rear yard setback is twenty-five (25) feet and the required side yard setback is ten (10) feet.
 - The existing communication tower and equipment do not meet any of the minimum yard requirements, as the tower was constructed as part of the overall property and not as part of proposed Lot 1.
 - Staff supports the variances as requested, since Lot 1 would be strictly for the existing communication tower and equipment and would not be intended for future development.

SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT:

- Per the Zoning Ordinance, Construction and Demolition Recycling Business are not listed as a permitted use within the I-1 Zoning District. As such, the applicant is requesting a Special Use Permit to allow all existing Construction and Demolition Recycling Business.

The proposed Planned Industrial Development would permit the recycling, processing and storage of construction and demolition materials with the following variances from the Zoning Ordinance's I-1 Zoning District Conditions of Use:

- 1. A variance to allow the processing and storage of construction and demolition recycling materials outside.**
 - Per the I-1 Zoning District Conditions of Use all business, production, servicing and processing shall take place in completely enclosed buildings.
 - The applicant is requesting to sort, process and store recycled construction and demolition materials outside.
 - The staff supports the variance as requested since this use has been conducted on the property since 1990 and predates the adoption of the Conditions of Use regulations in 1995 and takes place over much of the 17.25 acre site.
- 2. A variance to allow open storage of recycled construction and demolition materials without screening by a solid wall or fence.**
 - Per the I-1 Zoning District Conditions of Use, all open storage shall be in an enclosed building and open storage located elsewhere shall be enclosed by solid walls or fencing at least eight (8) feet high if located within one hundred fifty (150) feet of a residential district.
 - If the material being stored exceeds eight (8) feet in height, landscape screening one and one half (1 ½) times the height of the stored material must be provided along the outside of the fence.
 - The applicant is requesting that the fencing/wall and landscape screen requirement be waived.
 - The staff supports the variance as requested since the existing use has not been screened since 1990, which predates the Conditions of Use requirements adopted in 1995. Furthermore, the open storage area(s) are not visible from any developed areas.
- 3. A variance to waive Article 7 of the Zoning Ordinance in their entirety.**
 - Per the I-1 Zoning District Conditions of Use, landscaping shall be provided as required in Article 7.
 - The applicant is requesting that Article 7 be waived in its entirety.
 - The staff supports the variance as requested since this use has existed since 1990 without meeting the landscaping requirements that were adopted in 1995.
- 4. A variance to allow parking, loading and vehicular use areas to be located in a required transitional yard area and to allow parking and loading spaces in the required front yard.**
 - Per the I-1 Zoning District Conditions of Use, vehicular use areas in required transitional yards and required front yard areas is prohibited.
 - The applicant is requesting that parking and vehicular use areas be permitted in the required transitional and front yard areas.
 - The staff supports the variance as requested since the Village of Woodridge residential zoning classification was enacted after this use was established in 1990.

RECOMMENDATION:

The staff recommends approval of a Special Use Permit for a Planned Industrial Development to allow a Private Utility Facility and a Construction and Demolition Materials Recycling Business with the following variances:

1. To create Lot 1 without frontage on a public right-of-way.
2. To reduce the lot size of Lot 1 to 1,600 square feet.
3. To reduce the minimum lot width for Lot 1 to 41.68 feet.
4. To reduce the required front yard setback to ten (10) feet, the side yards to three (3) feet, and the rear yard to three (3) feet for Lot 1.
5. A variance to allow the processing and storage of construction and demolition recycling materials outside.
6. A variance to allow open storage of recycled construction and demolition materials without screening by a solid wall or fence.
7. A variance to waive the landscaping requirements of Article 7 of the Zoning Ordinance in its entirety.
8. A variance to allow parking, loading and vehicular use areas to be located in a required transitional yard area and to allow parking and loading spaces in the required front yard.

The staff recommends approval of the Plat of Subdivision subject to the review and approval of the Director of Community Development and the Director of Public Works and Engineering.