

**AGENDA**  
**BOLINGBROOK PLAN COMMISSION**

February 4, 2009

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.
2. ROLL CALL: Vice Chair: Mary Rennels  
Commissioners: Rick Campos, Ronald Elliott  
Greg Jacobs, Talat Rashid, J.D. Rhoades  
Libby Runge and Calvin Wright
3. APPROVAL OF MINUTES: January 21, 2009
4. PUBLIC HEARINGS: Special Use Permit for Outdoor Dining with a Variance  
Qdoba Mexican Grill – 1246 W. Boughton Road  
Applicant: Qdoba Mexican Grill  
Project No.: 401.09  
**Staff Presenter: Matt Eastman**  
  
Special Use Permit for a Commercial Recreation Facility  
Jump Zone – 490 W. North Frontage Road  
Applicant: Combined Development Services, Inc.  
Project No.: 402.09  
**Staff Presenter: Matt Eastman**
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN COMMISSION REPORTS: PC09.03 Approval of a Special Use Permit for a Carry-Out Restaurant – Mary Hanna Mediterranean Restaurant  
Applicant: Monarch Design & Construction, LLC  
Project No.: 435.08
8. CITIZENS TO BE HEARD:
9. CHAIR'S REPORT:
10. COMMISSIONER'S REPORT:
11. PLANNING DEPARTMENT REPORT:
12. ADJOURNMENT:

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
February 4, 2009**

**CALL TO ORDER**

Chairman Robert Cawthon, Jr. called the meeting to order at 8:02 p.m., Wednesday, February 4, 2009.

**ROLL CALL**

Present: Commissioners Greg Jacobs, Talat Rashid, J. D. Rhoades, Ronald Elliott, Libby Runge, Calvin Wright, Chairman Robert Cawthon, Jr.

Absent: Vice Chair Mary Rennels, Commissioner Rick Campos

Staff: Director of Community Development, Dennis Kowalczyk; Planner, Matt Eastman; Assistant Village Engineer, Tom Pawlowicz

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Runge to approve Minutes of the January 21, 2009, meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR OUTDOOR DINING WITH A VARIANCE—QDOBA MEXICAN GRILL, 1246 W. BOUGHTON ROAD, APPLICANT: QDOBA MEXICAN GRILL, PROJECT NO. 401.09**

Motion Wright, second Jacobs to open the public hearing.

AYES: Commissioners Rashid, Rhoades, Elliott, Runge, Wright, Jacobs, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Rick Campos, Vice Chair Mary Rennels

Motion carried, public hearing opened at 8:04 p.m.

Planner Matt Eastman presented the request for a Special Use Permit to allow outdoor dining and a parking variance on the property located at 1246 W. Boughton Road. The site is part of Two Rivers Plaza and comprises approximately 1.7 acres zoned B-2 Community Retail. The proposed outdoor dining area would consist of approximately seven (7) tables and twenty (20) seats which would be used weather permitting. Hours of operation for the outdoor dining would coincide with the indoor restaurant. As a safety

concern, staff has requested that a three (3) foot high wrought iron fence be provided around the north and east sides of the patio area. An average of six employees would be onsite at peak hours of operation.

After the Public Hearing Notice was published, it was brought to staff's attention that the applicant was proposing hours of operation from 10:00 a.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. through 11:00 p.m. Saturday and Sunday. As such, the applicant has made a separate application for a Special Use Permit for Extended Hours of Operation.

To develop the property in accordance with the proposed site plan, the applicant is requesting a variance to reduce the required parking stalls from sixty-two (62) to fifty-three (53). Staff supports this variance as requested since the site would allow opportunities for shared parking to the north.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for an outdoor dining area at Qdoba Mexican Grill located at 1246 W. Boughton Road with a Variance to reduce the minimum number of parking stalls to fifty-three (53) subject to:

1. Any umbrella features provided in connection with the outdoor dining (patio) area must be the same color as any awning features on the main building.
2. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.

### **DISCUSSION**

None

Motion Rashid, second Runge to close the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Elliott, Runge, Wright, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Campos

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

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

AYES: Commissioners Jacobs, Rashid, Rhoades, Elliott, Runge, Wright, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Campos, Vice Chair Rennels

Motion carried.

**SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY--JUMP ZONE, 490 WEST NORTH FRONTAGE ROAD, APPLICANT: COMBINED DEVELOPMENT SERVICES, INC., PROJECT NO. 402.09**

Motion Jacobs, second Rashid to open the public hearing.

AYES: Commissioners Rhoades, Elliott, Runge, Wright, Jacobs, Rashid. Chairman Cawthon

NAYS: None

ABSENT: Commissioner Campos, Vice Chair Rennels

Motion carried, public hearing opened at 8:07 p.m.

Planner Matt Eastman presented the request which, if approved, would allow a commercial recreational facility with a parking lot expansion at 490 W. North Frontage Road. The property is zoned B-2 Community Retail and is developed with an existing office/warehouse. Access to the property is currently provided from two points from Schmidt Road to the west and W. North Frontage Road near the southeast corner of the site. As part of the proposed parking lot expansion an additional access point would be added from W. North Frontage Road near the southwest corner of the site. The proposed parking lot expansion would add an additional twenty-three (23) stalls which would provide adequate parking.

The Zoning Ordinance does not list Commercial Recreational Facilities as a permitted use in the B-2 Zoning District; therefore, a Special Use Permit is necessary to allow a Jump Zone in the westerly 11,480 square feet of the building. Hours of operation would be as follows:

|            |  |
|------------|--|
| Monday:    | Closed to the public (Private Functions Only)                              |
| Tuesday:   | 10:00 a.m. to 12:00 p.m. (Open Play)                                       |
| Wednesday: | Closed to the public (Private Functions Only)                              |
| Thursday:  | 10:00 a.m. to 12:00 p.m. (Open Play)<br>5:00 p.m. to 8:00 p.m. (Open Play) |
| Friday:    | Closed to the public (Private Functions Only)                              |
| Saturday:  | 9:30 a.m. to 9:30 p.m.   |
| Sunday:    | 9:30 a.m. to 9:30 p.m.   |

Jump Zone would have approximately fifteen (15) employees and three (3) managers with the average shift having five (5) employees and one (1) manager.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Commercial Recreational Facility commonly known as Jump Zone to be located at 490 W. North Frontage Road subject to:

1. The parking lot expansion along the west side of the property being completely installed, inspected, and approved prior to a Certificate of Occupancy being issued.
2. Approval from the Director of Public Works and Engineering and the Director of Community Development.

## **DISCUSSION**

Commissioner Wright asked what is a Jump Zone? Planner Eastman explained it is a play/party place for children with moonwalks, jumpers, slides, etc.

Lou Guidarelli, 470 W. North Frontage Road, sworn. Guidarelli owns the nearby Bolingbrook Glass business. He expressed concern about children being in the area and safety in regards to the nearby retention pond and traffic. Guidarelli also testified that he doesn't feel this type of use fits in this area.

Glenn Chudacoff, 42 S. Washington Street, Hinsdale and Brandon Hill, 490 W. Frontage Road, Bolingbrook, sworn.

Chudacoff pointed out the zoning of the subject property is Community Retail. He testified that the pond was discussed in great detail with staff. With the new access off of Frontage Road, this facility will not need to share access with other users eliminating the issue of truck traffic safety.

Brandon Hill testified that children have to be escorted in and out of the building by an adult. A wristband system is used to protect the children. Hill owns a Jump Zone in Mokena which is in an industrial area. He also said local vendors would supply food and drinks for children's parties.

Mr. Guidarelli spoke again, saying that he feels the subject use does not fit in the proposed location.

Chairman Cawthon said he has had experience with sports facilities for young people and never encountered a problem with the use or safety. Assistant Village Engineer, Tom Pawlowicz, said the parking layout is good, and there is a pond there, but there are ponds in neighborhoods, too.

Motion Rashid, second Wright to close the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Elliott, Runge, Wright, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Campos, Vice Chair Rennels

Motion carried, public hearing closed at 8:25 p.m.

Motion Jacobs, second Rashid to accept the recommendation of Planning Staff.

AYES: Commissioners Rhoades, Elliott, Runge, Wright, Jacobs, Rashid, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Campos, Vice Chair Rennels

Motion carried.

## **NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Wright, second Elliott to accept Plan Commission Reports:

PC 09.03 Approval of a Special Use Permit for a Carry-Out Restaurant—Mary Hanna Mediterranean Restaurant, Applicant: Monarch Design & Construction, LLC, Project No. 435.08

Voice Vote: Unanimous.  
Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR’S REPORT**

None

**COMMISSIONER’S REPORT**

Commissioner Wright offered congratulations to the Pittsburgh Steelers fans on their Super Bowl win.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Robert Cawthon, Jr. adjourned the meeting at 8:28 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY