

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

June 2, 2010

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: May 19, 2010
4. PUBLIC HEARINGS: Special Permit for a Planned Commercial Development with  
Variances, Final Development Plan, and Final Plat of  
Subdivision  
Julian's Plaza/120-160 E. Boughton Road  
Applicant: BJP Holdings, Vito DiPietra  
Project No.: 411.10  
**Staff Presenter: Nicole Knapp**
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN  
COMMISSION REPORTS: PC 10.12 Approval of a Special Use Permit for a Planned  
Commercial Development. Goodwill Store and Donation  
Center, 123 S. Weber Road. Applicant: Goodwill Store and  
Donation Center. Project No.: 409.10  
  
PC 10.13 Approval of a Special Use Permit for Truck  
Sales. Illinois Truck Sales, 109 W. South Frontage Road.  
Applicant: Illinois Truck Sales. Project No.: 410.10  
  
PC 10.14 Approval of a Special Use Permit for a Carry-  
Out Restaurant with Extended Hours of Operation. Papa  
John's Pizza, 1707 W. Boughton Road. Applicant: Beron  
Design Group, Inc. Project No.: 408.10
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  
June 2, 2010**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:01 p.m., Wednesday, June 2, 2010.

**ROLL CALL**

Present: Commissioners Greg Jacobs, Talat Rashid, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: Commissioner Ronald Elliott

Staff: Director of Community Development, Dennis Kowalczyk; Planning & Zoning Administrator, Nicole Knapp; Village Engineer, Tom Pawlowicz

Press: None

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**APPROVAL OF MINUTES**

Motion Vice Chair Rennels, second Wright to approve Minutes of the May 19, 2010, meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

Motion Jacobs, second Rashid to open the public hearing.

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Jacobs, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Elliott

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

**SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND FINAL PLAT OF SUBDIVISION, JULIAN'S PLAZA, 120-160 E. BOUGHTON ROAD, APPLICANT: RJP HOLDINGS, PROJECT NO.: 411.10**

Planning and Zoning Administrator, Nicole Knapp presented the request. RJP Holdings is requesting the approval of a Special Use Permit for a Planned Commercial Development with Variances, Final Development Plan, and Final Plat of Subdivision in order to allow for a multi-tenant commercial building at the northeast corner of Boughton Road and Bolingbrook Drive; which was formally the Jewel/Osco building. The property is 6.7816 acres and is zoned B-2 Community Retail. The applicant is proposing a Final Plat of Subdivision that would subdivide the subject property into two (2) lots of record. Lot 1 would be along Boughton Road, would be approximately 2.22 acres, and would be created for the existing Portillo's Restaurant. Lot 2 would go around Lot 1 and be approximately 4.4113 acres. This lot would be created for the development of a thirty thousand (30,000) square foot multi-tenant commercial building. The

existing Jewel/Osco building is sixty-five thousand (65,000) square feet and would be demolished. Access to this site remains off of Bolingbrook Drive and two (2) off of Boughton Road. There would be parking on the east and north sides of the property. The applicant is providing sixty-eight (68) spaces in excess to what the code requires. There is an existing fence which runs on the north and east property lines which would be replaced with an eight (8) foot high board on board fence. All the landscape material proposed would exceed the current code. In order to develop the plan the applicant is requesting for one parking setback variance. The code allows for a zero (0) foot setback if the property line travels through a common drive isle, which in this case it would not, it would travel along the curb of an existing parking area. Therefore the applicant would need a zero (0) foot setback in order to work within the existing parameters and geometry of the site.

The applicant is also requesting to reduce the setback for the trash enclosures. Per the Zoning Ordinance, trash enclosures are required to meet the same setback as the pavement or building areas on site. The applicant is proposing to install two (2) trash enclosures within the north setback area. The proposed setbacks would be between three (3) and four (4) feet from the closet point of the trash enclosure wall to the north property line. Within a span of four hundred (400) feet the trash enclosures would only encroach into the required setback approximately fifty-five (55) lineal feet.

Another variance is requested in order to reduce the width and/or waive the requirement for the landscape islands at the end of the parking row. Per the Zoning Ordinance a nine (9) feet wide by nineteen (19) feet in length of landscape islands are required at the end of each parking row. The applicant is proposing to eliminate two (2) landscape islands adjacent to the north elevation of the building due to access doors into the building, reduce the width of two (2) landscape islands located on either side of the eastern trash enclosure due to the geometry of the north row of parking spaces, and to either reduce or eliminate the landscape islands located on either end of the outdoor dining area due to grading issues.

The two (2) Special Use Permits are being requested to allow a twelve thousand (12,000) square foot dentist office tenant space in the east end cap of the building. Grove Dental Associates consists of approximately nine (9) dentists and seventy-two (72) support staff members; this is why they are proposing such a large amount of parking. The typical hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Friday.

The outdoor dining area would surround the south and west side of the western most tenant space. The outdoor dining area would consist of approximately twenty-two (22) tables and umbrellas, eighty-six (86) seats, and would be separated from the parking lot by a three (3) to four (4) foot high wrought iron fence that would be constructed around the patio.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Commercial Development with the following:

1. A Special Use Permit for a dentist office in the eastern most tenant space, commonly addressed 160 E. Boughton Road.
2. A Special Use Permit for outdoor dining, subject to no sign text being displayed on the umbrellas.
3. A Variance to reduce the east setback of Lot 2 along the west side of Lot 1 to zero (0) feet for pavement only.
4. A Variance to reduce the north yard setback for two (2) trash enclosure areas to three (3) feet.

5. A Variance to waive the requirement for two (2) landscape islands located along the north elevation of the building, a variance to reduce the width of two landscape islands located on either side of the eastern trash enclosure area to no less than six (6) feet, and a variance to reduce the width or eliminate the two (2) landscape islands located on either side of the outdoor dining area.

Staff also recommends approval of a Final Plat of Subdivision and a Final Development Plan, subject to:

1. All of Staff's comments from the review dated May 19, 2010, being addressed.
2. The review and approval from the Director of Public Works and Engineering and the Director of Community Development.

### **DISCUSSION**

Vice Chair Rennels questioned the large sidewalk area on the site plan. Commissioner Runge asked if Honey Jam was the restaurant that would be going into this location and if so would like to get information on the proposed restaurant. Commissioner Wright asked why Grove Dental would be a fit in this location of retail and restaurant.

Planning and Zoning Administrator, Nicole Knapp responded that the large sidewalk area was designed as a large access and landscape area. Currently it is not designed for any further outdoor dining, but in the future it could be proposed and a Special Use Permit would be required.

Vito DiPietra, Oakbrook, IL sworn. Mr. DiPietra responded, by stating that the restaurant that would be going into this location would be Honey Jam Café. He said it is a restaurant that Dick Portillo owns and operates along with Portillo's and a few other restaurants. The first Honey Jam Café opened in Downers Grove three (3) weeks ago, the business is doing phenomenal and an addition to the building is already needed. This would be a sit-down breakfast and lunch full service restaurant it would open at 6:30 a.m. and close at 2:30 p.m. It would have a variety of menu items mostly breakfast and top quality sandwiches and salads. He said that this would be a beautiful restaurant in and out. He also said the first restaurant opened in Downers Grove, the second will be opening in Batavia on August first, and the one in Bolingbrook would be the third to open.

Commissioner Runge commented that the outdoor façade of the building would be wonderful, along with the outdoor seating.

Chairman Cawthon asked how many seats and/or tables the restaurant would have and what the price range would be. Mr. DiPietra responded that they were still in the preliminary stages and would probably end up somewhere around one hundred forty (140) to one hundred sixty (160) seats not including the exterior of the restaurant. He said the restaurant would be approximately six thousand (6,000) square feet and with the short amount of time that it would be open they would have to get as many seats as they can and try to flip them as fast as possible. He stated unlike Portillo's this restaurant would not be quick service. This restaurant would employ servers, expeditors, and busboys. Mr. DiPietra stated with regards to the pricing it would be like a typical sit-down breakfast restaurant he said it would be very reasonably priced.

Mr. DiPietra responded to Commissioner Wright by stating that when Jewel sold the property to them they set a lot of restrictions on future uses of the building. The uses that were left after all the restrictions, the Village nor Dick Portillo would not want to see. They want to create a really

nice ambience and taken into consideration the fact that Portillo's is busiest at lunch time and Honey Jam's peak time would be in the morning and Portillo's Hotdogs peak hours would be between 11:30 a.m. and 1:30 p.m. This would help that everyone's rush would not be at one time. Grove Dental seemed to fit very well in this location considering their rush would be more in the evenings. Parking spaces would be created on the east side of the building and along the back to take care of the dental office. Additional parking spaces would also be created on the west side of the building for Honey Jam Café which would close at 2:30 p.m. when the rush would start for other tenants. The other spaces are for smaller tenants the spaces are approximately one thousand five hundred (1,500) to two thousand five hundred (2,500) square feet, so the parking spaces for those tenants are not a big concern. Mr. DiePietra said that Grove Dental would fit well in this location once everything is put into consideration.

Motion Rhoades, second Rashid to close the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Elliott

Motion carried, public hearing closed 8:20 p.m.

Motion Vice Chair Rennels, second Runge to accept the recommendation of Planning Staff.

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Jacobs, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioner Elliott

Motion carried.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

None

### **APPROVAL OF PLAN COMMISSION REPORTS**

Motion Jacobs, second Rashid to accept Plan Commission reports:

PC 10.12 Approval of a Special Use Permit for a Planned Commercial Development. Goodwill Store and Donation Center, 123 S. Weber Road. Applicant: Goodwill Store and Donation Center. Project No.: 409.10

PC 10.13 Approval of a Special Use Permit for a Truck Sales. Illinois Truck Sales, 109 W. South Frontage Road. Applicant: Illinois Truck Sales. Project No.: 410.10

PC 10.14 Approval of a Special Use Permit for a Carry-Out Restaurant with Extended Hours of Operation. Papa John's Pizza, 1707 W. Boughton Road. Applicant: Beron Design Group, Inc. Project No.: 408.10

Voice Vote: Unanimous.

Motion carried.

### **CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Commissioner Rashid mentioned that a Youth Cricket League inauguration would be held on Sunday, June 13, 2010 at Indian Chase Meadows Park by the Pioneer Elementary School on Palmer Drive. There would be exhibition games for the children age seven (7) to fifteen (15), and anyone who is interested in seeing how the Cricket game is played could come and watch. He stated there would be approximately forty (40) children playing. The game would be around half an hour long, and Mayor Roger Claar would be there to inaugurate the league. He said everyone was welcome.

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Cawthon adjourned the meeting at 8:24 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY