

AGENDA
BOLINGBROOK PLAN COMMISSION

August 4, 2010

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.
2. ROLL CALL: Vice Chair: Mary Rennels
Commissioners: Rick Campos, Greg Jacobs,
Talat Rashid, J.D. Rhoades, Libby Runge
and Calvin Wright
3. APPROVAL OF MINUTES: July 21, 2010
4. PUBLIC HEARINGS: Special Use Permit for Outdoor Dining and Extended
Hours of Operation
Zacatacos, 109 W. Boughton Road
Applicant: Rose Development
Project No.: 417.10
Staff Presenter: Matt Eastman
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN
COMMISSION REPORTS: PC 10.19 Approval of a Special Use Permit for a
Planned Unit Development to allow a Dental Office.
Shining Smiles, 210 N. Bolingbrook Drive. Applicant:
Milad Nourahmadi. Project No.: 416.10

PC 10.20 Denial of a Special Use Permit for a Planned
Development to allow a Gold Buying Business. Midwest
Gold Buyers, 198 S. Bolingbrook Drive. Applicant:
Marihas Muehl. Project No: 415.10
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
August 4, 2010**

CALL TO ORDER

Chairman Cawthon called the meeting to order at 8:00 p.m., Wednesday, August 4, 2010.

ROLL CALL

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

Absent: Vice Chair Mary Rennels

Staff: Director of Community Development, Dennis Kowalczyk; Planner, Matt Eastman

Press: Michelle Manchir, Chicago Tribune

APPROVAL OF MINUTES

Motion Rashid, second Jacobs to approve Minutes of the July 21, 2010, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

Motion Rhoades, second Rashid to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

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

SPECIAL USE PERMIT FOR OUTDOOR DINING AND EXTENDED HOURS OF OPERATION, ZACATACOS, 109 W. BOUGHTON ROAD APPLICANT: ROSE DEVELOPMENT, PROJECT NO.: 417.10

Planner Matt Eastman presented the request. The applicant Rose Development is requesting a Special Use Permit for Outdoor Dining and Extended Hours of Operation in order to allow a Zacatacos restaurant with outdoor dining and hours of operation beyond 10:00 p.m. at 109 W. Boughton Road. The subject site comprises of approximately forty-five tenths (0.45) of an acre, is currently zoned B-2 Community Retail and has an existing three thousand three hundred twenty-six (3,326) square foot building on the property. The applicant is proposing a sit-down restaurant commonly known as Zacatacos. Per the Zoning Ordinance, outdoor dining and hours beyond 10:00 p.m. require Special Use Permits. As such, the applicant is requesting a Special Use Permit to allow Zacatacos, a sit-down restaurant, to have an outdoor dining area with hours beyond 10:00 p.m. The outdoor dining area would consist of approximately five (5) tables and twenty (20) seats, which would be used weather permitting, and the hours of operation would coincide with the indoor restaurant. As a safety concern to the customers using the outdoor seating area, staff has requested that the applicant enclose the seating area with a three (3) foot high decorative fence. Per the applicant, the restaurant would have approximately fourteen (14) to eighteen (18) employees. The hours of operation would be Sunday through Thursday from 8:00 a.m. to 10:00 p.m. and Friday and Saturday from 8:00 a.m. to midnight.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for an outdoor dining area for Zacatacos located at 109 W. Boughton Road and a Special Use Permit to allow the restaurant to remain open until midnight on Fridays and Saturdays only subject to the following:

1. Any umbrella features provided in connection with the outdoor dining (patio) 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 awning and/or umbrella.
3. A three (3) foot high decorative fence being installed around the patio area.

DISCUSSION

Commissioner Jacobs questioned if the restaurant was part of a franchise, and if the site had enough parking. Planner Eastman responded by stating that the owner of the restaurant had numerous other locations, that there was previously a restaurant there which received a variance to reduce the parking by a few stalls, but that the parking meets Village code.

Mario Acuana, Darien, IL sworn. Mr. Acuna responded by stating that he was not a franchise he was the owner of all of his five (5) locations. He stated he had two (2) located in Midway, two (2) in Berwyn, and one that he just recently opened in Bridgeview.

Walter Veselinovic, Lyons, IL sworn. Mr. Veselinovic commented by saying that the restaurant would not be serving alcohol, that it is a very family oriented restaurant, and that the restaurant typically has a lot of carry-out orders.

Chairman Cawthon asked what kind of food would be served. Mr. Acuna stated that it would be authentic Mexican food.

Commissioner Rashid questioned if the restaurant would cater to vegetarians, and the type of oil the food would be cooked in. Mr. Acuna responded by stating that they do have many different options for vegetarians, and that all their food is made fresh daily using only corn oil.

Motion Jacobs, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Rennels

Motion carried, public hearing closed 8:12 p.m.

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

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

NAYS: None

ABSENT: Vice Chair Rennels

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rashid, second Campos to accept Plan Commission reports:

PC 10.19 Approval of a Special Use Permit for a Planned Unit Development to allow a Dental Office. Shining Smiles, 210 N. Bolingbrook Drive. Applicant: Milad Nourahmadi. Project No.: 416.10

PC 10.20 Denial of a Special Use Permit for a Planned Development to allow a Gold Buying Business. Midwest Gold Buyers, Inc., 198 S. Bolingbrook Drive. Applicant: Marihas Muehl. Project No.: 415.10

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

Commissioner Rashid stated that there would be a Taste of Pakistan on August 8, 2010, behind the Village hall from noon to 11:00 p.m. He said there will be food booths, clothing, a climbing wall for the kids, and a train. He also mentioned there would be a raffle of three (3) roundtrip tickets to Dubai, or Barcelona. He said it was free to the public and that everyone was welcome. He stated that the purpose of this celebration is for Pakistan's Independence Day.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

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

CHAIRMAN

APPROVED

SECRETARY