

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 1, 2012**

CALL TO ORDER

Chairman Cawthon called the meeting to order at 8:01 p.m., Wednesday, February 1, 2012.

ROLL CALL

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

Absent: Commissioner Talat Rashid

Staff: Director of Community Development, Dennis Kowalczyk

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Schank to approve Minutes of the January 4, 2012, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR AN EATING/DRINKING ESTABLISHMENT WITH LIVE ENTERTAINMENT AND EXTENDED HOURS OF OPERATION. COOP'S DEN, 148 W. BOUGHTON ROAD. APPLICANT: SAMANTHA COOPER, COOP'S DEN, LLC. PROJECT NO.: 421.11

Motion Vice Chair Rennels, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing opened at 8:02 p.m.

Community Development Director Dennis Kowalczyk presented the request. The applicant Samantha Cooper of Coop's Den is requesting approval of a Special Use Permit for an eating/drinking establishment with live entertainment and extended hours of operation. The subject property comprises approximately nine (9) acres, is currently zoned B-2 Community Retail and the existing five thousand (5,000) square foot vacant building is one of eight retail buildings that make up Market Place at Barbers Corners. Access to the subject property is from multiple points off of Bolingbrook Drive and

Boughton Road and the shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, eating and drinking establishments that offer live entertainment, as well as hours of operation after 10:00 p.m., require a Special Use Permit within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow an upscale eatery and evening entertainment establishment for the twenty-five (25) and older crowd.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for an eating/drinking establishment with live entertainment and extended hours of operation commonly known as Coop's Den at 148 W. Boughton Road with the following hours of operation: Sunday through Thursday from 11:00 a.m. to 12:00 a.m. (midnight) and Friday and Saturday from 11:00 a.m. to 2:00 a.m.

DISCUSSION

Commissioner Wright asked what the different type of entertainment would be. Chairman Cawthon asked what kind of food they would have and if they would have a bouncer. Commissioner Schank asked what the dress code would be.

Samantha and Lawrence Cooper, Bolingbrook, IL, sworn. Mr. Cooper stated that the concept would be to have live jazz music and a small blues band during the week with DJ on Fridays and Saturdays. He said they were looking for a twenty-five (25) and older crowd. He stated they would try to control the dress code by the type of music that would be presented. Mrs. Cooper stated they would be serving American food such as steaks and pastas. Mr. Cooper then mentioned that the dress code would be dress shirt and shoes at all times and no sports gear. He said gym shoes and hats would not be allowed. He also said they would have security and would like to have off duty Police Officers on weekends.

Motion Wright, second Jacobs to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing closed 8:08 p.m.

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

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried.

REZONING FROM R-7 MULTI-FAMILY RESIDENTIAL HIGH DENSITY TO O-1 LIMITED OFFICE, AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL PLAT OF SUBDIVISION.

GREENLEAF APARTMENTS, 502 KILDEER DRIVE. APPLICANT: GREENLEAF LIMITED PARTNERSHIP. PROJECT NO.: 413.08

Motion Rhoades, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing opened at 8:09 p.m.

Motion Wright, second Campos to continue the public hearing to the February 15, 2012 Plan Commission meeting.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing closed 8:10 p.m.

TEXT AMENDMENT TO THE ZONING ORDINANCE ARTICLE 4 PARTS 2, 3, AND 4 REGULATING BUSINESS, INDUSTRIAL AND OFFICE USES. APPLICANT: COMMUNITY DEVELOPMENT DEPARTMENT. PROJECT NO.: 400.12

Motion Rhoades, second Jacobs to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing opened at 8:11 p.m.

Motion Schank, second Wright to continue the public hearing to the February 15, 2012 Plan Commission meeting.

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

NAYS: None

ABSENT: Commissioner Rashid

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

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Schank, second Wright to accept Plan Commission reports:

PC 12.04 Approval of an Amendment to a Special Use Permit for Wireless Utilities with Variances. H. Humphrey Middle School, 777 W. Falconridge Way. Applicant: Astrid Welch. Project No.: 425.07

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

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 8:14 p.m.

CHAIRMAN

APPROVED

SECRETARY