

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 18, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, February 18, 2015.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, Calvin Wright, Rick Campos, Chairman Fletcher

Absent: Commissioners J.D. Rhoades, Mary Alexander-Basta and Vice Chair Seymoure Pritikin

Staff: Planning & Zoning Administrator, Nicole Knapp; Planner, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Schank, second Rashid to approve Minutes of the January 21, 2015, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. FAMILY EYE CARE OF BOLINGBROOK, 310 S. WEBER ROAD. APPLICANT: ROBERT QUINN, ATTORNEY. PROJECT NO.: 400.15

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:01 p.m.

Planner, Matt Eastman, presented the request. The applicant Robert Quinn, Attorney on behalf of Frankel Properties, is requesting approval of a Special Use Permit for a Planned Unit Development in order to allow an eye care medical office within a vacant building formerly occupied by a bank at 310 S. Weber Road. The subject property comprises approximately 1.04 acres, is currently zoned B-2 Community Retail and was formerly occupied by Citizen's Financial Bank. Access to the subject property is from a shared access point off of Weber Road to the west and a direct point of access off of Chanticleer Avenue to the south. Given that the Zoning Ordinance requires the same amount of parking for banks as it does for medical offices, the property has adequate parking for the proposed use. Per the Zoning Ordinance, medical and/or professional office uses are not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow an eye doctor medical office at 310 S. Weber Road. Per the applicant, the staff would consist of the doctor and nine employees, and

the hours of operation would be, Monday, Wednesday, and Thursday from 10:00 a.m. to 8:00 p.m., Tuesday from 3:00 p.m. to 8:00 p.m., Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 8:00 am to 1:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow an eye care medical office commonly known as Family Eye Care of Bolingbrook located at 310 S. Weber Road.

DISCUSSION

Chairman Fletcher questioned the proper zoning district for medical offices. Commissioner Rashid asked what the plans were for the existing ATM in the parking lot.

Mr. Eastman, stated that both a medical and professional offices are permitted under the O-1 Limited Office Zoning District and that the existing ATM would remain on the property per the direction of the applicant.

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing closed 8:04 p.m.

Motion Schank, second Campos to accept the recommendation of Planning Staff.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. GLADIATOR BRAZILIAN JIU JITSU ACADEMY, 421-U N. BOLINGBROOK DRIVE. APPLICANT: GIDEON RAY. PROJECT NO.: 401.15

Motion Campos, second Rashid to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:05 p.m.

Planner, Matt Eastman, presented the request. The applicant Gideon Ray, is requesting approval of a Special Use Permit for a Commercial Recreation Facility in order to allow a Brazilian Jiu Jitsu Academy at 421-U N. Bolingbrook Drive. The subject property comprises approximately 2.93 acres, is zoned B-2 Community Retail and consists of a 2-story multi-tenant retail plaza. Access to the subject property is from multiple shared access points off of Bolingbrook Drive, as well as one access point along Robinhood Way. There is adequate parking for the proposed use. Per the Zoning Ordinance, a Commercial Recreation Facility is not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a commercial Brazilian Jiu Jitsu academy commonly known as Gladiator Brazilian Jiu Jitsu Academy at 421-U N. Bolingbrook Drive. Per the applicant, Brazilian Jiu Jitsu is a traditional martial art defense system that focuses on grappling and ground techniques that promote physical fitness and healthy lifestyle. The hours of operation would be Monday through Friday 10:00 a.m. to 8:00 p.m. and Saturday 9:00 a.m. to 12:00 p.m. Per the applicant, this would be an owner operated business.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility commonly known as Gladiator Brazilian Jiu Jitsu Academy to be located at 421-U N. Bolingbrook Drive.

DISCUSSION

Commissioner Campos questioned whether or not other forms of Mixed Martial Arts would be offered. Chairman Fletcher inquired about the number of students expected per class. Commissioner Dombrow asked what age groups he would be teaching.

Gideon Ray, Bolingbrook, IL, sworn. Mr. Ray stated that he would not offer other trainings besides Brazilian Jiu Jitsu, and that he would expect no more than 20 students per class with an average age ranging between 30 and 55. He also stated that he would offer youth classes, but not below the age of eight.

Motion Schank, second Campos to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing closed 8:11 p.m.

Motion Schank, second Campos to accept the recommendation of Planning Staff.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried.

SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION. BULLDOG ALE HOUSE, 157 S. WEBER ROAD. APPLICANT: MATT AHMETI. PROJECT NO.: 402.15

Motion Schank, second Dombrow to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:13 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant Bulldog Ale House is requesting a Special Use Permit for Extended Hours of Operation in order to allow a restaurant with hours beyond 10:00 p.m. at 157 S. Weber Road. The property is currently zoned B-2 Community Retail and comprises of an approximate 6,800 square foot sit-down restaurant, which until recently was occupied by T.G.I. Friday's since 2001. Shortly after T.G.I. Friday's occupied the building the Zoning Ordinance was amended to regulate hours of operation within the business districts. Even though T.G.I. Friday's operated with hours beyond 10:00 p.m., a change in business name and/or new Certificate of Occupancy constitutes a loss in the non-conformity. As such, hours of operation beyond 10:00 p.m. required a Special Use Permit. The applicant is proposing to operate from 11:00 a.m. to midnight Sunday to Thursday and from 11:00 a.m. to 2:00 a.m. on Friday and Saturday. Access to the site would remain the same. The applicant is not proposing any changes to the exterior of the property besides new awnings, signs and stone in lieu of tile on the front elevation. Per the applicant, Bulldog Ale House is a full service restaurant and bar that features 72 taps of craft beer and with a full menu for lunch and dinner and this location would have approximately 75 employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Bulldog Ale House to operate a sit-down restaurant at 157 S. Weber Road with extended hours of operation.

DISCUSSION

Chairman Fletcher inquired if there are other restaurants in the area that have a similar non-conforming situation with hours of operation. Commissioner Wright asked how many other locations the applicant owned.

Ms. Knapp responded that Chili's would be in a similar situation with respects to non-conforming hours of operation due to the timing of when they originally built the restaurant and opened for business.

Paul Marrin, Streamwood, IL, sworn. Mr. Marrin stated that they have existing locations in Carol Stream, Roselle, and New Lenox and that they all have later hours of operation than the Bolingbrook location.

Motion Wright, second Rashid to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing closed 8:13 p.m.

Motion Schank, second Wright to accept the recommendation of Planning Staff.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. ANDREWS STAFFING, 595-C N. PINECREST ROAD. APPLICANT: ASHLEY MILLAN. PROJECT NO.: 403.15

Motion Schank, second Rashid to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:18 p.m.

Planner, Matt Eastman, presented the request. The applicant Andrews Staffing is requesting approval of a Special Use Permit for a Planned Unit Development in order to allow a staffing agency at 595-C N. Pinecrest Road. The subject property comprises approximately 1.79 acres, is currently zoned B-2 Community Retail and consists of a multi-tenant shopping plaza. Access to the subject property is from a direct point of access off of Pinecrest Road to the east. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, an office is not permitted within a B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a staffing agency office at 595-C N. Pinecrest Road. Per the applicant, the hours of operation would be Monday through Friday from 8:00 a.m. until 5:00 p.m. and would be closed Saturday and Sunday. Per the applicant, there would be approximately five employees. The applicant is currently located in Bolingbrook; however would relocate to this location in order to obtain a higher profile location.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a staffing agency office commonly known as Andrews Staffing at 595-C N. Pinecrest Road.

DISCUSSION

None

Motion Schank, second Campos to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

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

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

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried.

REZONING FROM B-3 HIGHWAY COMMERCIAL TO I-1 LIMITED INDUSTRIAL, SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN. VETERAN LAKES BUSINESS PARK, 990 VETERANS PARKWAY. APPLICANT: JAMES LOVE, DISTRIBUTION REALTY GROUP, LLC. PROJECT NO.: 404.15

Motion Campos, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:24 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting to rezone the property from B-3 Highway Commercial to I-1 Limited Industrial, a Special Use Permit for a Planned Industrial Development with Variances and Concept Plan to construct an office/warehouse building at 990 Veterans Parkway which is located at due north corner of Veterans and Crossroads Parkways and encompasses three lots of record. The applicant is proposing to remove the existing out-building in order to develop an office/warehouse building comprising 182,875 square feet in area. Due to the existing agreements in place, all existing cell towers would remain within the cell tower easement located along the north side of the property, including the existing right-of-way easement, which provides access for maintenance purposes via a gravel access aisle. A full access drive for trucks would be provided from Crossroads Parkway located on the eastern side of the site. Due to the close proximity to intersection and a safe line of sight coming over the bridge off I-55, the automobile access drive from Crossroads Parkway would be a right-in/right-out as would the northernmost entrance off Veterans Parkway. The southernmost entrance off Veterans Parkway would provide full access for automobiles. Vehicular parking spaces that slightly exceed the code would be provided along the west side of the site. Foundation plantings would be provided along the west wall of the building. A berm, irrigation system and plantings within the front yard along Veterans Parkway would be provided to satisfy the Zoning Ordinance; however, given the location of one of the detention areas, a berm would not be provided along the entire length of the corner side yard adjacent to Crossroads Parkway. The proposed

landscape material satisfies the Zoning Ordinance. Adequate detention would be provided in three areas of the overall development site.

The applicant is seeking approval of a rezoning for the entire 11.133 acre development from B-3 Highway Commercial to I-1 Limited Industrial in order to develop an office/warehouse building comprising 182,875 square feet in area. Upon being annexed into the Village in 1996, the applicant and land owner at that time requested that the property be rezoned from E-R Estate Residential to B-3 Highway Commercial, as the applicant felt that the property would be developed in the future with an appropriate commercial use. Since that time, the surrounding area has been annexed, zoned I-1 Limited Industrial and built upon with office/warehouse buildings as part of Crossroads Business Park and Crossroads Lakes Business Park. As such, Staff supports the request to rezone the property from B-3 Highway Commercial to I-1 Limited Industrial, which is consistent with the surrounding area.

To develop the property in accordance with the I-1 Zoning District the applicant is requesting the following variances:

A Variance to reduce the required corner side yard setback along Crossroads Parkway. The applicant is proposing a corner side yard setback for the building wall that tapers from 60 to 21 feet and a 23 foot setback for the installation of four parking stalls for future parking, which are located in the southwest corner of the site, immediately adjacent to the intersection. The reduced setback for the building is a result of approximately 75 feet of lost land along the northern portion of the property where the existing cell tower easement is located. The reduced setback for pavement is due to the fact that the west and south property lines do not meet at a 90 degree angle. Staff supports the variance as requested given the geometry of the site and since only the easternmost third of the building wall would not meet the required setback.

A Variance to reduce the required front yard setback for pavement only along Veterans Parkway. The applicant is proposing a front yard setback that ranges between 21 to 35 feet with the reduced setback area being at the southern end of the pavement and parking area; however, upon development of a future parking lot expansion, the applicant is proposing a reduced setback of 16 feet for pavement only. The future parking area would be centrally located on the site in a north/south direction and would be for the installation of approximately 25 parking spaces if in the future a specific tenant had a higher parking demand. Given that the reduced setback would not impact the berm or landscape material planned for this area as part of the original construction of the site, Staff supports the variance as requested subject to all the landscape material being installed per the attached Landscape Plan.

A Variance to alter the foundation landscape area. The applicant is proposing a foundation planting area that is five feet in depth and spans across approximately 80% of the west wall, thus resulting in a foundation planting area that is slightly undersized. Staff supports the variance as requested subject to all the landscape material being installed, which would consist of plant material that exceeds the code requirements.

A Variance to reduce the depth of parking spaces. The applicant is proposing parking spaces that range between 18 feet and 18½ feet in order to maximize the setbacks. Staff supports the variance as requested since most of Crossroads Business Park to the east and Crossroads Lakes to the west were allowed similar reduction in parking stall depth.

A Variance to allow dead-end parking. The applicant is proposing a small dead-end parking layout consisting of approximately three disabled parking spaces at the north end of the site.

Staff supports the variance as requested since the availability of said parking spaces should be visible from the drive aisle as a vehicle is approaching.

Let the record reflect that Ms. Knapp did not verbally summarize variances number six to nine that were all deviation requested from the Development Code and Chapter 33 of the Municipal Code surrounding Engineering matter.

RECOMMENDATION

Staff recommends approval of a rezoning from B-3 Highway Commercial to I-1 Limited Industrial for the property commonly known as 990 Veterans Parkway (aka Veteran Lakes Business Park) and generally located at the due north corner of Veterans & Crossroads Parkway consisting of 9.997 acres, along with southeast corner of same intersection consisting of 1.136 acres. (PINS: 12-02-28-100-015, 024 & 025)

Staff further recommends approval of a Special Use Permit for a Planned Industrial Development in order to allow for an 182,875 square foot office/warehouse building located at 990 Veterans Parkway with the following:

1. A Variance to reduce the required corner side yard setback along Crossroads Parkway to 21 feet for the building and 23 feet for future parking spaces to be located in the southwest corner of the site per the attached Concept Plan.
2. A Variance to reduce the required front yard setback along Veterans Parkway to 21 feet upon initial development of the site and to 16 feet for future parking spaced centrally located along the front yard per the attached Concept Plan and subject to all the landscape material being installed per the attached Landscape Plan.
3. A Variance to allow a foundation landscape area that is five feet in depth per the attached Landscape Plan.
4. A Variance to allow 18 foot deep parking spaces.
5. A Variance to allow dead-end parking per the attached Concept Plan.
6. A Variance to remove more 100% of the trees on site, subject to all replacement trees being installed per the Development Code tree replacement schedule.
7. A Variance to allow Pond "A" to be a wet bottom pond with less than 25% of the pond at a 10 foot depth.
8. A Variance to increase the fluctuation to five feet for all three ponds.
9. A Variance to waive the installation of sidewalk, subject to cash in lieu being provided.

Staff recommends approval of a Concept Plan, subject to:

- a) All Staff comments from the plans submitted January 26, 2015, being addressed.
- b) Final Development Plan approval from the Director of Public Services and Development.

DISCUSSION

Chairman Fletcher asked for clarification regarding sufficient landscape material in the corner side yard along Crossroads Parkway, as well as questioning the location of landscape material, berm and irrigation system in the front yard along Veterans Parkway. Commissioner Schank asked if the applicant would have to obtain a variance for the future parking spaces at the time of installation.

Ms. Knapp, responded that even with the detention pond located in the corner side yard along Crossroads Parkway, adequate landscape material would be provided. She further explained that the applicant has designed the landscape material, berm and irrigation system within the front yard along Veterans Parkway taking into account the future parking spaces and that once

the variance is approved as part of this request, no variance would be necessary in the future at the time of installation of said parking.

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing closed 8:35 p.m.

Motion Schank, second Campos to accept the recommendation of Planning Staff.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. JET BRITE CAR WASH, 549 E. BOUGHTON ROAD AND JET BRITE SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE CAR WASH, INC. PROJECT NO.: 427.14

Motion Wright, second Schank to open the public hearing continued from January 21, 2015.

AYES: Commissioners Dombrow, Rashid, Schank, Wright, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Alexander-Basta, and Vice Chair Pritikin

Motion carried, public hearing opened at 8:36 p.m.

Planner, Matt Eastman, stated that the Village of Bolingbrook received traffic study report with insufficient time for staff to review and discuss prior to tonight's meeting. So, staff is requesting a continuance to the March 18, 2015 Plan Commission meeting.

Motion Rashid, second Schank to continue the public hearing to March 18, 2015.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: None

Motion carried, public hearing continued 8:37 p.m.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Campos, second Schank to accept Plan Commission reports:

PC 15.01 Approval of a Special Use Permit for a Planned Commercial Development with Variances and Concept Plan. Bolingbrook Food Mart, 419 S. Joliet Road. Applicant: Suhas Patel, V & S Property Management, LLC. Project No.: 428.15

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Fletcher thanked the volunteers of Bolingbrook Community Television. He said thank you to the Davis Family for their time and making sure the Citizens were able to see the proceedings.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Wright, second Campos to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:38 p.m.

CHAIRMAN

APPROVED

SECRETARY