

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 20, 2019**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, February 20, 2019.

ROLL CALL

Present: Commissioners J.D. Rhoades, Lawrence Cooper, Calvin Wright, Rick Campos, Chairman Alexander-Basta

Absent: Commissioner Mir Ali, Margaret Hegber, and Vice Chair Terri Bethune

Staff: Planning & Zoning Administrator, Matt Eastman; Engineer, Pratik Patel

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Wright to approve Minutes of the October 17, 2018, November 28, 2018, December 19, 2018 and January 16, 2019 meetings of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. JET BRITE CAR WASH, 246 S. WEBER ROAD. APPLICANT: DAVE DALESANDRO, JB DEVELOPMENT, INC. PROJECT NO.: 426.18

Motion Wright, second Cooper to open the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Vice Chair Bethune

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to allow for the construction of a drive-thru car wash with variances at 246 S. Weber Road. The subject site, which is approximately 2.06 acres and zoned B-2 Community Retail, is currently vacant, and was originally developed as a Joe's Crab Shack and most recently occupied by La Hacienda, a building that has since been demolished. The applicant is proposing to develop a 6,358 square foot car wash building with four stacking lanes and pay booths located on the south side of the building for vehicles to move through the 181-foot-long tunnel in a southeast and northwest direction. Access to the site would be provided via a two-way shared drive from the south, which can be accessed off both Weber Road and Veterans Parkway. The applicant is proposing 31 vacuum spaces, which would be offered free of charge and covered by a decorative canopy, with each vacuum tunnel encased by a brick column. Public improvements within the existing parkway area would remain

unaltered as part of any site improvements. Per the applicant, the car wash would remain open seven days a week from 7:00 a.m. to 9:00 p.m. and would employ approximately 10 employees with no more than three working per shift. The employees would be there to guide the customers onto the conveyor, continually clean and maintain the vacuum area as well as guide traffic and assist any customers who may have questions. Per the Zoning Ordinance, a car wash must provide a minimum of 20 stacking spaces for each washing rack. The applicant is proposing to provide well over 30 stacking spaces, in addition to handicap accessible parking spaces and six employee parking spaces. Based on the orientation and design of the building, wall signage would be permitted on the north and east elevations of the car wash building and a monument sign not to exceed 10 feet in height and 50 square feet in sign area would be permitted in either the front or corner side yard. Adequate detention would be provided offsite to the south.

In order to develop the property in accordance, the applicant is requesting the following Special Use Permits and Variances from the Zoning Ordinance and Development Code:

A Special Use Permit to allow a car wash. Staff supports the use as requested.

A variance to allow the installation of a larger monument sign. Per the Zoning Ordinance, one development sign not to exceed 10 feet in height and 50 square feet in area would be permitted. The applicant is requesting to install a monument sign, which would be approximately 15 feet in height and 120 square foot in area. The monument sign is being proposed at the northeast corner of the development, parallel to Weber Road.

A variance to allow the installation of a wall sign on the west and south walls of the building. The applicant is requesting a variance to install a tenant identification sign on the west and south walls, as this is a key component to providing symmetry around the building. Due to the orientation and proposed use of the building, Staff supports the variance as requested.

A variance to reduce the landscape material within the front and corner side yard. The applicant is requesting to reduce the amount of landscape material, specifically the number of trees, required in both the front and corner side yard. Staff supports the variance as requested, subject to the approved Landscape Plan, noting the site sits a number of feet below the roadway, which inhibits the overall visibility to the site.

A variance to reduce the width of the foundation planting bed. The applicant is proposing to reduce the depth of the planting bed along the east wall to four feet for the entire length of the façade.

A variance to remove more than 50% of the trees on-site. Per the proposed Demolition Plan, 26 of the existing trees on-site are located in or around the construction zone and would need to be removed. Staff supports the variance as requested given the required number of replacement trees are provided per the approved Landscape Plan.

A variance to allow an increase in the allowable lumens per acre and increased light levels. The applicant is proposing to have increased lighting underneath the vacuum canopies and the drive-up pay stations. Staff supports the variance as requested in order to maintain adequate lighting under the vacuum canopies as well as the drive-up pay stations for both safety and security purposes.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned Special Use and Variances.

Staff recommends approval of a Final Development Plan, subject to:

1. All comments from the memo dated February 8, 2019 being addressed.
2. The review and approval of the Director of Public Services and Development.

DISCUSSION

Commissioner Cooper questioned exiting onto Weber Road. Commissioner Rhoades asked the applicant to speak regarding stacking, the size of the proposed location in comparison to their current location on Boughton Road and the number of vacuums.

Mr. Eastman explained the different ways to exit onto Weber Road.

Dave Dalesandro, Bolingbrook, IL, sworn. Mr. Dalesandro stated this location is over two acres and the location on Boughton Road is only 1.7 acres. He said most car washes are built on one or less acres which makes it hard. He explained when designing a site they try to eliminate all traffic concerns. He also explained the four ways the traffic could disburse without causing concerns.

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

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

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

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 19.05 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 426.18

Motion Wright, second Rhoades to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. JET BRITE SERVICES (OFFICE EXPANSION), 590 KILDEER DRIVE. APPLICANT: DAVE DALESANDRIO, JB DEVELOPMENT, NC. PROJECT NO.: 427.18

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Vice Chair Bethune

Motion carried, public hearing opened at 8:27 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development with Variances and Final Development Plan in order to construct a building addition to the existing office and distribution center commonly known as Jet Brite Services. The overall subject area comprises approximately 2.29 acres of land, is currently zoned O-1 Limited Office and consists of an existing 14,880 square foot building, which is currently being used as a showroom, corporate office and distribution center for Jet Brite Services. The Village Board of Trustees approved the original request for a Special Use Permit for a Planned Development with Variances, Final Development Plan, and Final Plat of Subdivision for the subject site in May 2016. Currently, vehicular access to the site is available via multiple access drives from Kildeer Drive to the north. The applicant is proposing to construct an approximately 16,185 square foot addition along the west side of the property. The proposed development includes an extension of the existing operation, which currently consists of an approximate 1,090 square foot showroom, a 2,445 square foot office and an 11,345 square foot warehouse as part of the distribution center. The proposed addition would provide an additional 3,000 square feet of office and 13,185 square feet of warehouse. Per the Zoning Ordinance, the minimum number of required parking stalls for the proposed office building would be 22. The applicant is requesting a reduction to 17 parking stalls seeing as the nature of the business would lend itself to a lot of overlap between the office, showroom and warehouse functions of the building. Based on the orientation of the building, wall signage would be permitted on the north and west walls and a monument sign not to exceed 10 feet in height and 50 square feet in sign area would be permitted in the front or corner side yard along Kildeer Drive. Detention would be provided via an offsite pond, which would be owned and maintained by the applicant.

In order to develop the property in accordance, the applicant is requesting the following Variances from the Zoning Ordinance:

A variance to reduce the front yard setback. Per the O-1 Zoning Ordinance, a minimum building setback of 1.5 times the building height would be required along the north wall of the propose building facing Kildeer Drive. The applicant is requesting to reduce the setback to approximately 30 feet for the building. Staff supports the variance as requested, subject to the required landscape material being provided per the approved Landscape Plan and the proper precautions are taken in order to satisfy the Building Code.

A variance to reduce the rear yard setback. Per the Zoning Ordinance, a minimum building setback of 20 feet would be required along the rear property line. Per the applicant, due to the nature of the building and constraints of the site, they are requesting to reduce the rear yard setback to 10 feet for the building.

A variance to reduce the required number of parking stalls. Per the Zoning Ordinance, a minimum of 22 parking spaces would be required onsite for the proposed use and the applicant is requesting to reduce the required number of parking spaces to 17.

A variance to reduce the required foundation landscape material along the north and west building walls. Per the applicant, in order to maximize the number of parking stalls provided, they are requesting to reduce the width of the required foundation planting bed to five feet. Staff supports the variance as requested subject to all the landscape material being installed per the Landscape Plan.

RECOMMEDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned Variances.

Staff recommends approval of a Final Development Plan, subject to:

1. All comments from the memo dated February 15, 2019 being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

None

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried, public hearing closed 8:31 p.m.

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

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 19.06 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 427.18

Motion Wright, second Campos to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR AN EATING/DRINKING ESTABLISHMENT WITH LIVE ENTERTAINMENT AND EXTENDED HOURS OF OPERATION. CG’S COMEDY CLUB, 619 E. BOUGHTON ROAD, SUITE 125. APPLICANT GLEN MARTINO, CG’S COMEDY CLUB. PROJECT NO.: 401.19

Motion Rhoades, second Alexander-Basta to open the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Vice Chair Bethune

Motion carried, public hearing opened at 8:34 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for an Eating/Drinking Establishment with Live Entertainment and Extended Hours of Operation in order to allow a comedy club with hours beyond 10:00 p.m. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as The Promenade Bolingbrook. There is adequate parking for the proposed use. Per the Zoning Ordinance, an eating/drinking establishment with live entertainment and hours beyond 10:00 p.m. is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow CG’s Comedy Club to occupy the tenant space located at 619 E. Boughton

Road, Suite 125. Per the applicant, the comedy club would bring in the best local and national touring comedians, while offering four shows each weekend with a full-service bar. Per the applicant, the hours of operation would be Friday 7:00 p.m. to 12:00 a.m. and 6:00 p.m. to 12:00 a.m. on Saturday, with a potential to host open-mic on Wednesday and Thursday from 7:00 p.m. to 11:00 p.m. and staffed with six employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a comedy club with extended hours of operation located at 619 E. Boughton Road, Suite 125.

DISCUSSION

Chairman Alexander-Basta questioned the seating capacity, the admission fee, and if six employees would suffice with the amount of people that could attend a show. Commissioner Campos also questioned if six employees would be adequate to accommodate security needs, the size of the stage and if he foresees the show being televised. Commissioner Wright asked when he anticipates on having the club open. Commissioner Cooper asked when open-mic would be and if this would strictly be comedy.

Mr. Eastman stated there would be 100 seats, that there will be a two drink minimum and no kitchen.

Glen Martino, Naperville, IL, sworn. Mr. Martino stated he plans on having three waitresses, one bartender, one box office person, one supervisor and three comedians. He said there would be an admission fee with a two drink minimum; which does not have to be alcohol. He said the admission price will vary depending on the comedians, that it would be anywhere from \$15.00 to \$30.00. He said this is not a bar, that the comedy shows would be approximately an hour and a half. He said the final call would be at 11:45 p.m. in order to have everyone out by midnight. He went on to say he would prefer not to have food, but that drinks come hand in hand with a comedy show. He said he would rather see people have dinner at the surrounding restaurants, then go to the comedy show and then enjoy more drinks in the surrounding bars. He also said he believes six employees would be sufficient, that he would want to open as soon as he gets all licenses and permits. He stated the stage was a big enough space for the comedians to do props or use musical instruments. He said open-mic would most likely be on Thursdays. He went on to say he was working with a group called "Comedians You Should Know" based out of Chicago which started about six years ago and now are also in California and New York. He said he would also like to be part of the "Just for Laughs" festival which happens every June. He finalized by saying this would strictly be a comedy and music club and would not have poetry.

Motion Rhoades, second Campos to close the public hearing.

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried, public hearing closed 8:46 p.m.

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

AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 19.07 Approval of a Special Use Permit for an Eating/Drinking Establishment with Live Entertainment, Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 401.19

Motion Wright, second Alexander-Basta to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION. PERLA NEGRA MARISCOS, 235 S. BOLINGBROOK DRIVE. APPLICANT: ADAN BARRIOS. PROJECT NO.: 402.19

Motion Campos, second Wright to open the public hearing.
AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chair Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali, Hegber, Vice Chair Bethune
Motion carried, public hearing opened at 8:48 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for Extended Hours of Operation in order to allow a restaurant with hours beyond 10:00 p.m. at 235 S. Bolingbrook Drive. The subject site comprises approximately 0.66 acres, is currently zoned B-2 Community retail and was recently occupied by Bucho’s restaurant. Per the Village’s Zoning Ordinance, hours of operation beyond 10:00 p.m. require a Special Use Permit within the B-2 Community Retail Zoning District. The applicant is proposing to construct an approximately 954 square foot addition to the existing 2,860 square foot sit-down restaurant offering high-quality Mexican seafood, which would be commonly known as Perla Negra Mariscos, with hours of operation of 10:00 a.m. to 11:00 p.m. seven days a week. Per the applicant, they would employ 30 employees depending on volume. Staff finds that the request of hours of operation would be consistent with a few other restaurants within the neighboring area.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Perla Negra Mariscos, located at 235 S. Bolingbrook Drive, to remain open until 11:00 p.m. seven days a week.

DISCUSSION

Chairman Alexander-Basta questioned the seating capacity of the restaurant.

Mr. Eastman stated there would be 114 seats in the dining area and 10 in the bar area.

Motion Wright, second Campos to close the public hearing.
AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune
Motion carried, public hearing closed 8:51 p.m.

Motion Rhoades, second Campos to accept the recommendation of Planning Staff.
AYES: Commissioners Cooper, Rhoades, Wright, Campos, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali, Hegber and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 19.08 Approval of a Special Use Permit for Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 402.19

Motion Campos, second Rhoades to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 8:54 p.m.

CHAIRMAN

APPROVED

SECRETARY