

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
May 1, 2013**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, May 1, 2013.

**ROLL CALL**

Present: Commissioners Talat Rashid, Lon Schank, Libby Runge, Calvin Wright, Vice Chair Mary Rennels, Chairman Fletcher

Absent: Commissioners J.D. Rhoades and Rick Campos

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

Press: Geoff Ziezulewicz, Chicago Tribune

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**APPROVAL OF MINUTES**

Motion Rashid, second Vice Chair Rennels to approve Minutes of the March 20, 2013, and April 3, 2013 meeting of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT WITH VARIANCES. SILVA CONSTRUCTION, 540 W. BOUGHTON ROAD. APPLICANT: SAM SILVA, LLC. PROJECT NO.: 422.03**

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

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

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant Sam Silva is requesting an Amendment to a Special Use Permit for a Planned Commercial Development with Variances to allow for an expanded parking lot at 540 W. Boughton Road. The property comprises approximately 1.45 acres, is currently zoned B-2 Community Retail and consists of an 11,325 square foot building, which is occupied by Kiddie Academy Daycare and Silva Construction Office. Access is provided via a single two-way entrance off of Boughton Road, along with cross access with the property to the east. Per the Zoning Ordinance, a minimum setback of ten feet is required along the side property line, along with associated landscape material within said setback. The applicant is proposing to reduce the west/side yard setback to approximately one (1) foot in order to expand the parking lot and add an additional 19 parking spaces. Given the location of the neighboring building under construction, that the reduced setback area would not be noticeable to passersby, and all detention requirements

have been met, Staff supports the variances as requested, subject to all landscape material removed as part of the project located elsewhere on site.

**RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Commercial Development to reduce the west/side yard setback to 0.97 feet at 540 W. Boughton Road, subject to all landscape material removed as part of the project being located elsewhere on site at Staff's discretion.

**DISCUSSION**

None

Motion Runge, second Wright to close the public hearing.

AYES: Commissioners Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

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

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

AYES: Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

Motion carried.

**SPECIAL USE PERMIT FOR AN EATING/DRINKING ESTABLISHMENT WITH LIVE ENTERTAINMENT, EXTENDED HOURS OF OPERATION AND OUTDOOR DINING. THE BEER MARKET, 641 E. BOUGHTON ROAD, SUITE 110. APPLICANT: GREG GOODRICH, THE BEER MARKET, LLC. PROJECT NO.: 407.13**

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

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

Planning and Zoning Administrator Nicole Knapp presented the request. The Beer Market, LLC. is requesting approval of a Special Use Permit for an eating/drinking establishment with live entertainment, extended hours of operation and outdoor dining at 641 E. Boughton Road, Suite 110 located at the Promenade Bolingbrook. The applicant is proposing a 5,200 square foot eating/drinking establishment commonly known as The Beer Market, which is a specialty craft beer bar that offers approximately 500 bottles of beer and over 50 draft beer selections from around the world. Per the Zoning Ordinance, outdoor dining areas as well as eating and drinking establishments that offer live entertainment with hours of operation after 10:00 p.m., require a Special Use Permit within the B-2 Zoning District. The applicant is requesting a Special Use Permit to allow an outdoor dining area consisting of approximately 10 tables and 40 chairs, along with hours as follows: Sunday through Wednesday 11:00 a.m. to 12:00 a.m., Thursday 11:00 a.m. to 1:00 a.m. Friday and Saturday 11:00 a.m. to 2:00 a.m. Per the applicant, they would employ approximately 25 employees. Staff finds that the requested hours of operation would be consistent with other restaurants within The Promenade.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for an eating/drinking establishment commonly known as The Beer Market with live entertainment, outdoor dining and extended hours of operation located at 641 E. Boughton Road, Suite 110.

**DISCUSSION**

Chairman Fletcher questioned what other businesses within The Promenade were opened until 2:00 a.m. Ms. Knapp responded that Gordon Biersch and Bar Louie were open until 1:00 or 2:00 a.m.

Motion Rashid, second Schank to close the public hearing.

AYES: Commissioners Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

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

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

AYES: Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

Motion carried.

**NEW BUSINESS**

**DEVELOPMENT CODE VARIANCES. ADVANTAGE CHEVROLET, 115 W. SOUTH FRONTAGE ROAD. APPLICANT: EDUARDO MARTINEZ, MTZ ARCHITECTS, INC. PROJECT NO.: 405.13**

Village Engineer Tom Pawlowicz presented the request. Advantage Chevrolet is requesting Development Code Variances in order to install new lighting at 115 W. South Frontage Road. The proposed parcel consists of approximately 6 acres. Advantage Chevrolet desires to install new lighting in their main parking lot along their "Front Row & Feature Display Area" as well as their "Other Merchandise Areas" (shown on the attached plan) as part of an addition to their existing building. The applicant is seeking a variance which would allow a maximum of 57.5 footcandles within the "Front Row & Display Area" and a maximum of 18.5 footcandles within the "Other Merchandise Areas". The request is based upon industry standards which are set by the Illuminating Engineering Society of North America (Refer to attached excerpt). The recommended level for Feature Display for a location such as this is 50 footcandles; however, the applicant is slightly above this mark based on the exposure to Interstate 55. The applicant feels the additional light would also provide added security throughout the property and act as a deterrent of theft. Per the applicant, the particular fixture types they are proposing are LED which are very energy efficient and have the capability of being dimmed and controlled on motion sensors. The proposed design will allow for the dimming of lights in any zone to acceptable levels during off hours and brighten when triggered by the motion sensors. The four variances are needed as follows:

1. Section 30-419 (E) 1.2: the applicant seeks a variance from the maximum light level for the northerly portion of their parking lot (Front Row & Feature Display) from 20 footcandles to 57.5 footcandles.

2. Section 30-419 (E) 1.2: the applicant seeks a variance from the maximum light level for the portion of the parking lot designated for other Merchandise areas from 10 footcandles to 39.2 footcandles.
3. Section 30-419 (E) 1.2: the applicant seeks a variance from the maximum light level for the portion of the parking lot designated for Circulation and Drive areas from 10 footcandles to 18.5 footcandles.
4. Section 30-419 (E) 1.2: the applicant seeks a variance from the maximum light level for the portion of the parking lot designated for Parking Prep Storage areas from 10 footcandles to 10.6 footcandles.

**RECOMMENDATION**

Staff recommends approval as requested.

**DISCUSSION**

Chairman Fletcher questioned if all the lights were going to be LED, if they were capable of functioning on a motion sensor, if the light levels would be reduced in the middle of the night, and what the use of the property to the west was. Commissioner Wright asked if all of the light levels would be uniform.

Ed Martinez, MTZ Architects, Inc. stated that all of the proposed lighting would be LED with motion sensor technology, that the site would only have minimum lighting for security purposes after business hours, and that the maximum light levels would only be during normal business hours.

Mr. Pawlowicz stated that the property to the west is a detention pond and added that the light levels would not be uniform as the “display area” would be brighter than any other area on the property.

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

AYES: Rashid, Schank, Runge, Wright, Vice Chair Rennels, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

Motion carried.

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Schank, second Vice Chair Rennels to accept Plan Commission reports:

PC 13.09 Approval of an Amendment to a Special Use Permit for a Planned Commercial Development. Dome Site, 730 N. Bolingbrook Drive. Applicant: Frank Glosky, Glosky Enterprises. Project No.: 485.01

PC 13.10 Approval of an Amendment to a Special Use Permit for a Planned Residential Development with Variances. River Hills Subdivision Lot 24, 2381 River Hills Lane. Applicant: Debbie Beaver, William Ryan Homes. Project No.: 446.04

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 Fletcher adjourned the meeting at 8:19 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY