

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
July 15, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, July 15, 2015.

ROLL CALL

Present: Commissioners Terri Bethune, Talat Rashid, Lon Schank, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Vice Chair Seymoure Pritikin, Chairman Fletcher

Absent: Commissioner Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR OUTDOOR DINING. HOME RUN INN, INC., 1280 W. BOUGHTON ROAD. APPLICANT: KIM SUSTR, HOME RUN INN PIZZA. PROJECT NO.: 414.15

Motion Vice Chair Pritikin, second Bethune to open the public hearing.

AYES: Commissioners Bethune, Rashid, Schank, Wright, Alexander-Basta, Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades and Campos

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for Outdoor Dining at 1280 W. Boughton Road which is part of Two Rivers Plaza. The subject parcel comprises approximately 1.26 acres, is currently zoned B-2 Community Retail and comprises of an approximate 6,224 square foot sit-down restaurant. Per the Zoning Ordinance, outdoor dining requires a Special Use Permit and as such, the applicant is requesting a Special Use in order to construct an approximate 424 square foot outdoor dining area along the southeast wall of the building within an existing concrete area. There is adequate parking for the increase in use and access to the site would remain the same. Home Run Inn is a full-service restaurant and bar that features pizza, pasta, and sandwiches. This location currently has 75 employees. The restaurant is open 11:00 a.m. to 10:00 p.m. Monday through Thursday, 12:00 p.m. to 11:00 p.m. on Saturday and 12:00 p.m. to 10:00 p.m. on Sunday. The outdoor dining area would consist of approximately eight tables and 32 seats to 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, the applicant is proposing to enclose the seating area with an approximate three foot high decorative fence

RECOMMENDATION

Staff recommends approval of a Special Use permit for Outdoor Dining at Home Run Inn Pizza located at 1280 W. Boughton Road subject to:

1. Hours of operation should coincide with the hours of the indoor restaurant.
2. Any umbrella features provided in connection with the outdoor dining area must be the same color as any awning features on the main building.
3. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.

DISCUSSION

Chairman Fletcher questioned the safety features of the outdoor dining area. Commissioner Rhoades, who arrived shortly after the meeting began, commented that everyone always likes outdoor seating.

Mr. Eastman stated they were proposing to have concrete wheel stops at the end of the parking stalls and that there would be a concrete bump up for the walkway, then the fence would be on top of the concrete. He stated that Staff has no safety concerns.

Motion Rhoades, second Bethune to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing closed 8:05 p.m.

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.14 Approval of a Special Use Permit for Outdoor Dining and Adoption of Findings of Fact. Project No.: 414.15

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

Voice Vote: Unanimous

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. JET BRITE SERVICES OFFICE BUILDING, 590 KILDEER DRIVE. APPLICANT: DAVE DELASANDRO, JET BRITE, CAR WASH, INC. PROJECT NO.: 427.14

Motion Rhoades, second Wright to open the public hearing continued from June 24, 2015

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing opened at 8:07 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of Final Plat of Subdivision, Final Development Plan, and Special Use Permit for a Planned Commercial Development with Variances in order to construct a Jet Brite Car Wash and office building, that includes a showroom, with associated variances, as well as, to subdivide two lots of record into four lots. The overall subject area, commonly known as Boughton Road Commons, comprises approximately 7.55 acres of land and is currently vacant. On September 17, 2014, Staff recommended that all public testimony pertaining to the site be heard and the project continued in order for all concerns in regards to traffic and safety be properly addressed by the applicant. Over the past several months, Staff has analyzed three traffic studies while working with the applicant to finalize traffic patterns, as well as overall volume of automobiles onsite, with respects to exiting the site and how that would in turn affect neighboring properties and the nearby traffic signal at Preston and Boughton Roads. Given the findings in said traffic studies, Staff has determined that the aforementioned traffic signal would still operate at an acceptable level of service with the anticipated additional traffic. The applicant is proposing to create a mirror-image of the site plan previously presented in an effort to lessen the burden the overall development would potentially have on the surrounding properties.

RECOMMEDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development with the following:

1. A Special Use Permit to allow for Jet Brite Car Wash as depicted on the revised Final Development Plan and subject to the building being constructed to match the attached building elevations, including the decorative canopy over the vacuum spaces and each vacuum tunnel encased with a brick column base.
2. A variance to reduce the required number of parking spaces to 17 for the office building at 590 Kildeer Drive.

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

1. All comments from July 21, 2014 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Vice Chair Pritikin asked if the neighboring properties had any feedback, thoughts or information regarding this development. Chairman Fletcher commented that he had a family member that lived in Greenleaf apartments and that he sees a lot of people out walking or on their motorized carts and that the applicant has done a tremendous amount of accommodations for the safety of the residents. Commissioner Rashid also stated he has a friend in Greenleaf and that they were very happy to see the site finally being developed.

Commissioner Rhoades mentioned that there were a lot of residents in previous meetings and the fact that no one showed up to this meeting shows her that the residents are happy with the overall outcome.

Mr. Eastman stated that the main concerns on the surrounding properties has been traffic and safety and that all of those concerns were addressed in the previous public hearing. He said Staff feels that with the traffic studies conducted and the mirror-image of the site the safety and traffic issues have been resolved. He mentioned the applicant is proposing to install public sidewalks around the entire development, so that anyone walking around this location would not be walking on grass nor the street. He went on by stating that in the winter months with his office being directly behind the future carwash, the streets will be plowed immediately in the morning and stay clean all day so there will be full access to both the carwash and office. He said this site would be the applicant's show piece, his home base office, so staff is very comfortable that It will be kept in good manner.

Motion Wright, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Alexander-Vice Chair Pritikin, Chairman Fletcher

NAYS: None

ABSENT: Commissioner Campos

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

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

AYES: Commissioners Bethune, Rashid, Schank, Rhoades, Wright, Vice Chair Pritikin, Chairman Fletcher

OBSTAIN: Commissioner Alexander-Basta

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.13 Approval of a Special Use Permit for a Planned Commercial Development, Final Development Plan, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 427.14

Motion Vice Chair Pritikin, second Schank to accept the Findings of Fact.

Voice Vote: 7-0

Obstain: 1

Absent: 1

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chairman Fletcher stated there was going to be a very special event coming up in the Village, called Kids for Kids cancer run. He said all proceeds would benefit ECN Children’s Cancer Network, which will take place on July 25th at the Village Hall. He said if anyone had any questions they could contact Commissioner Alexander-Basta at 630-333-6513 or register online. He also mentioned that the Village is celebrating its 50th anniversary and that the Village has a lot of activities and would like to invite residents to participate, also invite them to the Wednesday night concerts. He said that the Bolingbrook Jubilee was coming up as well and to come out and enjoy the big time music that will be coming to town. He also wanted to thank the BCT volunteers for their time and commitment.

COMMISSIONER’S REPORT

Vice Chair Pritikin wanted to invite everyone to register for Sabre Hockey which was holding their open registration now through August 10th and if you enroll early there is a discount. He said this would be a wonderful opportunity for children to enjoy competition and being on the ice.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Fletcher adjourned the meeting at 8:18 p.m.

CHAIRMAN

APPROVED

SECRETARY