

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
August 19, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:03 p.m., Wednesday, August 19, 2015.

ROLL CALL

Present: Commissioners Terri Bethune, Talat Rashid, Mary Alexander-Basta, Calvin Wright, Rick Campos, Chairman Fletcher

Absent: Commissioners Lon Schank, J.D. Rhoades, Vice Chair Seymoure Pritikin

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

Press: None

APPROVAL OF MINUTES

Motion Rashid, second Wright to approve Minutes of the May 20, 2015 and June 24, 2015, meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT TO ALLOW A DAYCARE. LUCKY DAYCARE, 1327 LILY CACHE LANE. APPLICANT: ROB COCO, CAMBRIDGE MANAGEMENT COMPANY. PROJECT NO.: 415.15

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

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing opened at 8:04 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 in order to allow a daycare center with an outdoor play area at 1327 Lily Cache Lane which is part of Weber Crossings Shopping Center. The subject property comprises approximately 1.55 acres, currently has an approximate 14,160 square foot commercial building and is zoned B-2 Community Retail. The site is accessed via a single two-way entrance off of Lily Cache Lane to the north as well as from Weber Road via a cross access easement shared with the property developed as Buona Beef to the east. Per the Zoning Ordinance, daycare facilities require a Special Use in the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit in order to allow Lucky Daycare to occupy approximately 4,140 square feet of the existing building. Per the applicant, the daycare would have the capacity for 70 children and would employ up to nine employees. The hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Friday. There is sufficient parking onsite for the proposed use. The applicant is also proposing an approximate 2,100 square foot outdoor play area in the far southwest corner of the site that would be enclosed by a four to five foot high aluminum fence.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow Lucky Daycare at 1327 Lily Cache Lane, subject to:

1. All necessary Illinois Department of Children and Family Services (DCFS) permits and licensing being obtained prior to occupancy.
2. Any landscaping, approved as part of the original Final Development Plan for the overall development, which is disturbed during the construction of the outdoor play area would be relocated or replaced in order to satisfy the Zoning Ordinance.

DISCUSSION

Chairman Fletcher asked for clarification on the play area location, if the landscaping in question was on the south end of the building and the type of fence that would be constructed. Commissioner Bethune questioned if vehicles other than for deliveries would use the driveway area that the children would be crossing, where the deli would receive their deliveries after they relocate, and what door would be used for the daycare. Commissioner Rashid asked if DCFS would have to see the site before the permit is applied for.

Mr. Eastman stated that the driveway area is temporarily used for deliveries; which only get done at night, he stated affirmatively to the landscaping being on the south end of the building, that DCFS typically wants the use approved by the municipalities before they consider the site or approval.

Rob Coco, Tinley Park, IL, sworn. Mr. Coco said the parking area in question is a fire zone and that as far as deliveries once the deli is relocated that area will no longer be used for that purpose. He went on by stated they are proposing a walkway for the kids to use to cross to the play area and that the fence material will be chain link. He said the deli is still in negotiation on where they would relocate within the plaza and that their deliveries would be through the front of the store. He also said that the entrance to the daycare would be the second unit which is at 1327 Lily Cache Lane.

Motion Campos, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

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

Motion Campos, second Alexander-Basta to accept the recommendation of Planning Staff.

AYES: Commissioners Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: Commissioner Bethune

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.15 Approval of a Special Use Permit for a Planned Development to allow a Daycare and Adoption of Findings of Fact. Project No.: 415.15

Motion Alexander-Basta, second Rashid to accept the Findings of Fact.

Voice Vote: 6 Ayes 1 Nay

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. FADE LEGENDZ BARBER LOUNGE, 473 S. WEBER ROAD. APPLICANT: ALEX L. MCNULTY JR., INNER-CITY PROPERTY PRESERVATION, LLC. PROJECT NO.: 416.15

Motion Wright, second Rashid to open the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing opened at 8:15 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 in order to allow a barber shop establishment at 473 S. Weber Road. The subject site comprises approximately 3.22 acres and is currently zoned B-2 Community Retail. Access to the subject property is off of Weber Road and Hassert Boulevard. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a barber shop is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a barber shop establishment at 473 S. Weber Road. Per the applicant, the hours of operation would be 9:00 a.m. to 9:00 p.m. Monday through Saturday and closed on Sunday. The proposed barbershop would have approximately 12 employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a Barber Shop Establishment, commonly known as Fade Legendz Barber Lounge, at 473 S. Weber Road.

DISCUSSION

Commissioner Rashid questioned if this was a franchise or privately owned business and if they offered online appointments. Chairman Fletcher asked if he had experience in this business. Commissioner Bethune asked applicant for the definition of lounge, if they sold hair products, and if services were only for men. Commissioner Campos asked if they offered other services like drinks or food.

Alex McNulty Jr, Bolingbrook, IL, sworn. Mr. McNulty stated this was his first shop, but is looking to become a franchisee. He said he has a degree in Business Management and this business would be managed and owned by him, but that he has a partner that is experienced with hair. He stated that the word "Lounge" in the business name is to offer a more comfortable and welcoming feel. He said they will be offering upscale customer service. He also stated they would not be selling hair products nor food and that they would offer services to men, women and children. He went on to explain that they were looking into doing online services.

Motion Wright, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing closed 8:22 p.m.

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

AYES: Commissioners Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: Commissioner Bethune

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.16 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 416.15

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

Voice Vote: unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PAT OF SUBDIVISION. MARRIOTT RESIDENCE INN BOLINGBROOK, 180 REMINGTON BOULEVARD. FUTURE OFFICE BUILDING, 200 REMINGTON BOULEVARD. APPLICANT: PETER SCHIFFER, LOVE HOTEL MANAGEMENT COMPANY. PROJECT NO.: 417.15

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

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried, public hearing opened at 8:23 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision, Final Development Plan and Special Use Permit for a Planned Development with Variances in order to subdivide one lot of record into two lots and to construct a Marriott Residence Inn with associated variances, and future medical/professional office building at 180 and 200 Remington Boulevard. The overall subject area, commonly known as Lily Cache Business Park Unit 5, comprises approximately 8.61 acres of land and is currently vacant. The subject site is to be develop with a Marriott Residence Inn, comprises approximately 3.31 acres, is zoned B-4 Community Urban Redevelopment and is located on the north side of Remington Boulevard, immediately north of the Hilton Garden Inn currently under construction. The applicant is requesting a Final Plat of Subdivision, a subdivision of one lot of record into two lots of record. Lot 1 would be approximately 3.31 acres in size, which would be created for the future Marriott Residence Inn, and direct access would be provided off of Remington Boulevard. Lot 2 would be approximately 5.29 acres in size, would be created for future medical/professional office development, and access would be provided from Remington Boulevard via a shared access drive with Marriott Residence Inn. Newly dedicated easements for utilities and cross access would be included. Applicant is proposing a Final Development Plan to develop a 23,947 square foot 4-story extended-stay hotel, which would have 103 rooms, have approximately 35 employees and an approximately 60,000 square foot professional office building to be constructed in the future. Per the Zoning Ordinance, the minimum number of required parking stalls for the Marriott Residence Inn would be 124 and the applicant is proposing to install 130 parking stalls onsite. Per the Zoning Ordinance, the minimum number of required parking stalls for the future medical/professional office building would 240 and the applicant is providing 271 parking stalls onsite. The provided number of parking stalls would allow for a maximum of 42,500 square feet of the overall building to be occupied by a medical/dental use. Based on the orientation and design of the hotel, wall signage would be permitted on the south and east elevations of the building. All required landscaping, including a berm and irrigation system along Remington Boulevard would be installed per the Zoning Ordinance requirements.

To develop the property in accordance with the attached site plan, the applicant is requesting Special Use Permits and Variances from the Zoning Ordinance and Development Code.

The applicant is proposing to develop a 23,974 square foot 4-story hotel, which would have 103 rooms and have approximately 35 employees. Staff supports the use as requested.

The applicant is requesting a Special Use Permit to allow a future 60,000 square foot medical/professional office building that would be located on Lot 2. Staff supports as requested, since the future medical/professional office building would be in close proximity to the Adventist Hospital and since an office building has less of an impact on the surrounding area than other existing warehouse type businesses.

A Variance to increase the overall floor area ratio. The applicant is proposing to increase the floor area ratio to 0.54 in order to build the hotel per Marriott's prototype, which specifies a particular footprint and story height. Staff supports the variance as requested since the overall height of the hotel does not exceed the allowable 70 foot height in the B-4 district and since detention requirements are being met.

A Variance to waive the requirement of a lot having frontage onto a public right-of-way. The applicant is proposing Lot 2, designed for a future medical/professional office building, to not have direct frontage onto Remington Boulevard. Staff supports the variance as requested, subject to necessary cross access easements being provided.

A Variance to allow three development signs, including a 20 foot high and 50 square foot pole sign, all within 500 feet of one another. The applicant is proposing to construct three development signs, all within the front yard located off of Remington Boulevard. Two monument style ground signs that would be eight feet in height and approximately 40 square feet in area are being proposed in the front yard. One sign would serve the Marriott Residence Inn and one sign would be for the future medical/professional office building. A pole sign that is 20 feet in height and approximately 50 square feet in area is being proposed in the southeast corner of the subject site. Staff supports variance as requested since the proposed buildings are part of a unified development.

A Variance to remove more than 50 percent of the trees on site. Per the applicant, as part of the proposed development, the majority of the existing trees need to be removed. Staff supports the variance based upon the required number of replacement trees being provided.

RECOMMEDATION

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

1. A special use to allow for a 4-story, 103 room, Marriott Residence Inn hotel on Lot 1.
2. A special use to allow for a future 60,000 square foot medical/professional office building on Lot 2.
3. A variance to increase the maximum floor area ratio to 0.54.
4. A variance to allow Lot 2 to not have direct frontage onto a public right-of-way.
5. A variance to allow three development signs on Lot 1, including a 20 foot high and 50 square foot pole sign.
6. A variance to remove more than 50 percent of the trees on site, subject to the required number of replacement trees being provided.

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

1. All comments from the July 20, 2015 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Commissioner Alexander-Basta asked if a traffic signal was proposed. Village Engineer Tom Pawlowicz stated there were no plans at this time to add a traffic signal, but that there were existing median breaks and that a traffic signal could not be installed at every entrance on Remington Boulevard. He said in the future there might be one installed between Route 53 and Schmidt Road, but nothing was proposed at this time.

Chairman Fletcher asked if the future office building would have access to Fernwood Drive, what floor area ratio was, how many room in this location, if this was comparable to the new Hilton Garden Inn and where the delivery truck would enter. Commissioner Bethune questioned the purpose of having two signs and if there would be an entrance by each sign. Commissioner Rashid asked if the entrance would only be right-in/right-out and why they chose to build in Bolingbrook. Commissioner Alexander-Basta wanted to know if there would be any kind of food service onsite. Commissioner Campos asked if the rooms have kitchens, their daily rates and he also wanted explanation on why they were pairing an extended-stay and a medical office building.

Mr. Eastman explained that there would be no access onto Fernwood Drive only Remington Boulevard and that floor area ratio was calculated by taking the overall square footage of the building and dividing by the overall square footage of Lot 1. He stated they were proposing to have 103 rooms and that this location would not be in competition with the Hilton because this would be an extended-stay, explaining that this location is for people looking to stay four or more days which is a different clientele than the Hilton Garden Inn. He said that the two signs were strictly for marketing purposes and that it would be a full access entrance.

Peter Schiffer, Atlanta, GA, sworn. Mr. Schiffer explained that at this time they had not yet determined where they would receive deliveries, but that normally deliveries were done before 7:00 a.m. to avoid traffic. He said they would not have a restaurant in this location, but they would offer free breakfast in the mornings. He said there will be a Food Market where residents can purchase food. He stated each room would have a kitchen and that some of the amenities they had were an indoor pool, a fitness area and meeting rooms. He said there was no correlation as to why they are proposing an extended-stay and a medical office. He explained they chose Bolingbrook because he knew there was a big demand for this type of business. He said they own the Springhill Suites across the street so they are aware that the market is very good for an extended-stay. He also said their nightly rate would be between \$125.00 and \$130.00.

Motion Wright, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

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

Motion Alexander-Basta, second Bethune to accept the recommendation of Planning Staff.

AYES: Commissioners Rashid, Wright, Alexander-Basta, Campos, Chairman Fletcher

NAYS: Commissioner Bethune

ABSENT: Commissioners Schank, Rhoades, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.17 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 417.15

Motion Alexander-Basta, second Bethune 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

Chairman Fletcher wanted to remind everyone that school is back and to be very careful and alert for the children at the bus stops.

COMMISSIONER'S REPORT

Commissioner Rashid wanted to invite everyone to the Taste of Pakistan which would be taking place Saturday, August 22nd from noon to 10:00 p.m. He said there would be thousands of people attending.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Alexander-Basta, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:49 p.m.

CHAIRMAN

APPROVED

SECRETARY