

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
September 16, 2015**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, September 16, 2015.

ROLL CALL

Present: Commissioners Talat Rashid, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Rick Campos, Chairman Fletcher

Absent: Commissioners Terri Bethune, Lon Schank, Vice Chair Seymoure Pritikin

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Rashid to approve Minutes of the July 15, 2015, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. HARVEST BIBLE CHAPEL, 440 QUADRANGLE DRIVE, SUITE B. APPLICANT: ADAM JOHNSON, NAI HIFFMAN. PROJECT NO.: 419.15

Motion Rhoades, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried, public hearing opened at 8:01 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 religious institution, including associated accessory uses at 440 Quadrangle Drive, Suite B. The subject property comprises approximately 2.94 acres is zoned B-4 Commercial Urban Development and consists of a two office building development with no retail occupants. Access to the property would be provided by two access drives off of Quadrangle Drive to the west. Per the Zoning Ordinance, churches, place of worship, and/or religious institutions are not listed as a Permitted Use within the B-4 District. As a result, Harvest Bible Chapel is requesting a Special Use Permit to occupy the approximate 10,079 square foot tenant space located at 440 Quadrangle Drive, Suite B for the purpose of conducting a religious institution. Per the applicant, approximately 2,350 square feet of floor area would be allocated for the worship service and the remaining 7,729 square feet would be allocated for offices and conference rooms associated with the function of the church. Per the applicant, the church would occasionally be utilized for administrative purposes during the business week; however, the majority of their employees are based out of their main campus in Naperville. On Sundays, staff and volunteers would be using the facility from 8:00 a.m. until 1:00 p.m., with the worship

service occurring from 10:00 a.m. to noon. During the 10:00 a.m. worship service for adults, the church will also provide a children's ministry to accommodate families. Per the Zoning Ordinance, churches and places of worship must provide one parking space for each three seats. The worship area would allow for a maximum of approximately 335 seats, thus requiring 112 parking spaces. Given the overall development has over 350 parking stalls onsite, adequate parking has been provided; however, Staff will periodically monitor the parking situation in order to insure overflow or off-site parking has not become an issue.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Harvest Bible Chapel to occupy the property located at 440 Quadrangle Drive, Suite B subject to:

1. Noise levels shall not exceed the maximum sound levels as regulated by Chapter 29.
2. There shall be no operations between the hours of 10:00 p.m. and 5:00 a.m. any day of the week.
3. There shall be no parking on public streets at any time, including the surrounding residential areas.
4. There shall be no parking in neighboring parking lots at any time, including the surrounding commercial properties.

DISCUSSION

None

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

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

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

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

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.18 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 419.15

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

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT TO ALLOW A CARRY-OUT RESTAURANT. PIZZA MIA!, 766 S. WEBER ROAD. APPLICANT: BOB BENNITT, ITT ENTERPRISES, INC. PROJECT NO.: 420.15

Motion Rhoades, second Rashid to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried, public hearing opened at 8:06 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant Pizza Mia! is requesting approval of a Special Use Permit for a Carry-Out Restaurant at 766 S. Weber Road. The subject parcel comprises approximately 2.44 acres, is currently zoned I-1 Limited Industrial and is developed with an approximate 6,750 square foot multi-tenant retail shopping plaza. Per the Zoning Ordinance, carry-out restaurants require a Special Use Permit within the I-1 Limited Industrial Zoning District. The applicant is proposing a 1,600 square foot carry-out restaurant commonly known as Pizza Mia! with hours of operation as follows, Monday and Tuesday 11:00 a.m. to 9:00 p.m., Wednesday through Friday 11:00 a.m. to 10:00 p.m., Saturday 3:00 p.m. to 10:00 p.m. and Sunday 3:00 p.m. to 9:00 p.m. Access to the site would be provided from multiple points off of Weber Road, in addition to cross access via 115th Street. Adequate parking would be provided on site. Per the applicant, the restaurant would employ 12 employees to operate both the carry-out and deliver facility.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Pizza Mia! to operate a carry-out establishment located at 766 S. Weber Road.

DISCUSSION

Chairman Fletcher questioned the number of tenant spaces in the retail shopping plaza, if there was a potential tenant for the other space, and if Staff was comfortable with parking spaces having two food users in the same plaza.

Mr. Eastman stated there were three tenant spaces in the shopping plaza, that at this time there was no potential tenant, that Staff was very comfortable having two food users and that this location was over parked.

Motion Rhoades, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried, public hearing closed 8:10 p.m.

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

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 15.19 Approval of a Special Use Permit for a Planned Development to allow a Carry-out Restaurant and Adoption of Findings of Fact. Project No.: 420.15

Motion Rashid, second Rhoades 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 Wright, second Rhoades to open the public hearing that is was remanded back via Village Board on August 11, 2015.

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

Motion carried, public hearing opened at 8:11 p.m.

Planning and Zoning Administrator, Matt Eastman, explained that Staff received two new traffic studies from the neighboring property and that Staff feels there should be more time to address the comments that have been brought up. He said their stance has not changed, that Staff is still in support of this project, but also wants to make sure the Commission does not push it too fast. Mr. Eastman requested to continue the meeting to October 21, 2015 in order to have enough time to look over the studies and at that time have the full intent to present the project and open the public hearing to any of the surrounding residents to voice any of their opinions and concerns, but asks that only new information is brought up in the meeting and not rehash the same issues from before.

Chairman Fletcher stated that most of the Commissioners and residents that were watching the meeting would not know how to read the traffic study, so he asked if Staff would be open to the Commissioners getting in contact with Staff in the next 30 days to make sure they are well versed on what the meanings are of the comments made in reference to the traffic studies.

Mr. Eastman said he would be more than happy to address any of their questions, but suggested to direct them to him via e-mail because they would have to be directed to Tom Pawlowicz or Lucas Rickelman in the Engineering Department they have the expertise in traffic studies.

Motion Wright, second Alexander-Basta to continue the public hearing to October 21, 2015.

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

NAYS: None

ABSENT: Commissioners Bethune, Schank, Vice Chair Pritikin

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

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Fletcher said he hoped everyone had an opportunity to enjoy the Pathways Parade that took place on Sunday. He said it was a wonderful time celebrating 50 years in Bolingbrook and wanted to congratulate the Village of Bolingbrook.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:15 p.m.

CHAIRMAN

APPROVED

SECRETARY