

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 2, 2013**

CALL TO ORDER

Vice Chair Rennels called the meeting to order at 8:01 p.m., Wednesday, October 2, 2013.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: Chairman Fletcher

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

Press: None

APPROVAL OF MINUTES

Motion Schank, second Rhoades to approve Minutes of the August 21, 2013, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. VALID USA, 325 MARMON DRIVE. APPLICANT: ARIS HANTGOS, CONOP CO. REALTY & DEVELOPMENT. PROJECT NO.: 418.13

Motion Runge, second Wright to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

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

Planner, Matt Eastman, presented the request. The applicant, Valid USA, is requesting approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan in order to allow for the construction of a parking lot expansion with associated variances at 325 Marmon Drive. The proposed property comprises approximately 9.3 acres, is zoned I-1 Limited Industrial and is developed with a 225,540 square foot office warehouse building and associated parking. The attached

plan illustrates an extension of the existing pavement along the north side of the site in a westerly direction, including a new curb cut near the northwest corner of the property, and a small extension of the parking lot centrally located on the east side of the property. The added pavement would accommodate an additional 69 parking stalls, essentially doubling the existing number of parking stalls onsite and bringing the overall number of stalls to 136. The proposed improvements to the subject site would not be considered redevelopment, but rather simply treated as a small parking lot expansion. Given that all other properties located along 107th Street and the other nearby areas have many existing legal non-conformities due to the fact they were developed prior to being annexed into Bolingbrook and/or prior to the codes being created, Staff supports the following variances in order to make the site legal:

1. A Variance to reduce the front and corner side yard setbacks to 18 and 11 feet respectively.
2. A Variance to reduce the number of parking stalls from 247 to 136 based upon the greatest number of employees on a shift for the proposed use being 112.
3. A Variance to waive the requirement to install a three foot high berm, irrigation system and correct plant unit ratio in both the yards adjacent to 107th Street and Marmon Drive.
4. A Variance to waive the requirement to install foundation plantings along the north wall of the building.
5. A Variance to allow the existing lighting in lieu of the current lighting requirements.
6. A Variance to waive the requirement to install a public sidewalk along 107th Street and Marmon Drive.
7. A Variance to waive the requirement to bury all overhead utility lines upon the redevelopment of a property.
8. A Variance to waive the requirement to install parkway trees.
9. A Variance to remove more than 50% of the trees onsite, subject to all replacement trees being provided.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow a parking lot expansion for Valid USA at 325 Marmon Drive with the following:

1. A Variance to reduce the front and corner side yard setbacks to 18 and 11 feet respectively.
2. A Variance to reduce the number of parking stalls from 247 to 136 based upon the greatest number of employees on a shift for the proposed use being 112.
3. A Variance to waive the requirement to install a three foot high berm, irrigation system and correct plant unit ratio in both the yards adjacent to 107th Street and Marmon Drive.
4. A Variance to waive the requirement to install foundation plantings along the north wall of the building.
5. A Variance to allow the existing lighting in lieu of the current lighting requirements.
6. A Variance to waive the requirement to install a public sidewalk along 107th Street and Marmon Drive.
7. A Variance to waive the requirement to bury all overhead utility lines upon the redevelopment of a property.

8. A Variance to waive the requirement to install parkway trees.
9. A Variance to remove more than 50% of the trees onsite, subject to all replacement trees being provided.

Staff recommends approval of a Final Development Plan, subject to all the comments from Staff's review letter dated September 4, 2013, being addressed and the review and approval of the Director of Public Services and Development.

DISCUSSION

Commissioner Wright questioned why the power lines were not being buried. Commissioner Campos asked if there was a timeline in which some of the non-conformities would be required to be brought into compliance or current code.

Planner Eastman, as well as Village Engineer Tom Pawlowicz, stated that due to the fact that this project was not being considered a redevelopment, but rather a small parking lot expansion, that many of the existing non-conformities on the property would need to be covered with variances in order to make the site legal. Planning and Zoning Administrator, Nicole Knapp, stated that the variances would remain forever with the property and there would be no time schedule for installation of said improvements.

Motion Rhoades, second Rashid to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

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

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

SPECIAL USE PERMIT FOR A MASSAGE AND SPA ESTABLISHMENT. REFRESH CENTER, 623 E. BOUGHTON ROAD, SUITE 130. APPLICANT: BOB XIANG, REFRESH CENTER, INC. PROJECT NO.: 419.13

Motion Runge, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing opened at 8:12 p.m.

Planner, Matt Eastman, presented the request. The applicant, Refresh Center, Inc., is requesting approval of a Special Use Permit for a Planned Unit Development for a Massage and Spa Establishment in order to allow a spa with services such as back and

foot massages at 623 E. Boughton Road, Suite 130. The subject site comprises approximately 32.6 acres, is currently zoned B-2 Community Retail and the proposed tenant space is located within The Promenade Bolingbrook. Per the Zoning Ordinance, a massage business is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a massage and spa establishment at 623 E. Boughton Road, Suite 130. Per the applicant, the hours of operation would coincide with the Promenade Bolingbrook's business hours, which would be Monday through Saturday 10:00 a.m. to 9:00 p.m. and Sunday 11:00 a.m. to 6:00 p.m., and they would have two employees.

RECOMMEDATIONS

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a Massage and Spa Establishment, commonly known as Refresh Center, at 623 E. Boughton Road, Suite 130.

DISCUSSION

None

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing closed 8:14 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT TO ALLOW A PHYSICAL THERAPY OFFICE. PT SOLUTIONS, 319 N. BOLINGBROOK DRIVE. APPLICANT: ADAM JOHNSON, NAI HIFFMAN. PROJECT NO.: 420.13

Motion Rashid, second Rhoades to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing opened at 8:15 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development to allow a physical therapy office at 319 N. Bolingbrook Drive. The subject property comprises of approximately 1.72 acres, is currently zoned B-3 Highway Commercial and consists of a 18,784 square foot retail building. Access to the subject property is off of

Bolingbrook Drive to the east in addition to a cross access point from Brook Court. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a physical therapy office is not permitted within the B-3 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a physical therapy office at 319 N. Bolingbrook Drive. Per the applicant, the hours of operation would be: Monday through Thursday 7 a.m. until 7 p.m., Friday 7 a.m. until 5 p.m. and closed on Saturday and Sunday. Per the applicant, there would be approximately five to ten employees.

RECOMMEDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a physical therapy office commonly known as PT Solutions at 319 N. Bolingbrook Drive.

DISCUSSION

None

Motion Runge, second Schank to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing closed 8:17 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

SPECIAL USE PERMIT FOR A MASSAGE AND SPA ESTABLISHMENT. HEALTHY FOOT SPA, 763 E. BOUGHTON ROAD. APPLICANT: YU CHEN, HEALTHY FOOT SPA. PROJECT NO.: 421.13

Motion Rashid, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing opened at 8:19 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for a Massage and Spa Establishment to allow for massage services at 763 E. Boughton Road. The subject property is approximately three acres and is zoned B-2 Community Retail. Per the Zoning Ordinance, a massage establishment is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a massage and spa

establishment at 763 E. Boughton Road. Per the applicant, reflexology is a form of alternative medicine that applies pressure to the feet, hands and ears using techniques designed to promote health and reduce stress. Per the applicant, the hours of operation are: Monday through Friday 10:00 a.m. to 9:00 p.m., Saturday 10:00 a.m. to 9:00 p.m. and Sunday 10:00 a.m. to 8:00 p.m. Per the applicant, they will have approximately four employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Massage and Spa Establishment commonly known as Healthy Foot Spa at 763 E. Boughton Road.

DISCUSSION

None

Motion Rhoades, second Runge to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing closed 8:20 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

SPECIAL USE PERMIT FOR AN EATING/DRINKING ESTABLISHMENT WITH LIVE ENTERTAINMENT AND EXTENDED HOURS OF OPERATION. SAY BEIGNET CAFÉ & WINE BAR, 627 E. BOUGHTON ROAD, SUITE 115. APPLICANT: JACKIE HERRERIAS, HEMS GROUP. PROJECT NO.: 422.13

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing opened at 8:21 p.m.

Planning and Zoning Administrator, Nicole Knapp, 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 at 627 E. Boughton Road, Suite 115. The applicant is proposing a 2,500 square foot establishment commonly known as Say Beignet Café & Wine Bar, which is a unique and high quality café. Per the Zoning Ordinance, 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 hours of operation would be Sunday 10:00 a.m. to 9:00 p.m., Monday through

Wednesday 9:00 a.m. to 10:00 p.m., Thursday 9:00 a.m. to 12:00 a.m. (midnight), and Friday and Saturday 11:00 a.m. to 1:00 a.m. Per the applicant, they would employ four pastry cooks, eight baristas and three managers. Staff finds that the requested hours of operation would be consistent with other restaurants within The Promenade.

RECOMMEDATION

Staff recommends approval of a Special Use Permit for an eating/drinking establishment with live entertainment commonly known as Say Beignet Café & Wine Bar located at 627 E. Boughton Road, Suite 115 with extended hours of operation.

DISCUSSION

None

Motion Schank, second Rhoades to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing closed 8:24 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

SPECIAL USE PERMIT FOR SIGN VARIANCES. JOHANSEN FARMS, 680 N. BOLINGBROOK DRIVE. APPLICANT: CORT JOHANSEN, JOHANSEN FARMS, INC. PROJECT NO.: 423.13

Planner, Matt Eastman, presented the request. The applicant Cort Johansen of Johansen Farms, Inc. is requesting approval of a Special Use Permit for Sign Variances in order to allow for a larger development sign at 680 N. Bolingbrook Drive. The subject property comprises approximately eight acres, is currently zoned B-2 Community Retail, and the property operates as a roadside farm stand as well as a vegetable and flower farm. Johansen Farms currently has a development sign, approximately 10 feet in height and 48 square feet in area, which would be replaced by the proposed sign. Per the Zoning Ordinance, ground mounted development signs located on a lot within Sign Zone "B" that are within 300 feet of a residential zoned or used lot must not exceed 10 feet in height, 50 square feet in area and shall be supported by a base that is equal in width and depth to the frame of the sign itself. The applicant is proposing a ground mounted development sign that is 14 feet high, 72 square feet in area and has a pole-like base that is four feet wide. The proposed sign would include a 20 square foot LED message area. The proposed sign would remain 10 feet from any drive aisle and property line. Staff supports the variance due to the high volume of traffic on Bolingbrook Drive.

RECOMMEDATION

Staff recommends approval of a Special Use Permit to allow a 14 foot high development sign not to exceed 72 square feet in area, including a 20 square foot LED message area, per the attached sign exhibit for Johansen Farms located at 680 N. Bolingbrook Drive.

DISCUSSION

Commissioner Wright questioned if the proposed height of the new sign would obstruct the view of the existing monument sign of McQ’s Bar & Grill to the north. Planner Eastman stated that McQ’s monument sign is 25 feet tall and has their logo on the top, thus this sign would not present a line-of-sight issue.

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Dombrow, Schank, Runge, Wright, Campos, Rhoades, Rashid, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried, public hearing closed 8:27 p.m.

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

AYES: Commissioners Dombrow, Rashid, Schank, Rhoades, Runge, Wright, Campos, Vice Chair Rennels

NAYS: None

ABSENT: Chairman Fletcher

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Campos, second Schank to accept Plan Commission reports:

PC 13.26 Approval of a Special Use Permit for a Planned Industrial Development with Variances and Final Development Plan. Bolingbrook Corporate Center West Building #3, 700 S. Weber Road. Applicant: Jeffrey Smith, IDI. Project No.: 428.05

PC 13.27 Approval of a Text Amendment to the Zoning Ordinance. Chapter 29, Article 3 part 3, Article 4 Part 3 and Article 6 Part 2 of the Zoning Ordinance for the purposes of addressing driveways and performance standards. Applicant: Public Services & Development Department. Project No.: 417.13

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Vice Chair Rennels adjourned the meeting at 8:30 p.m.

CHAIRMAN

APPROVED

SECRETARY