

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
November 17, 2021**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, November 17, 2021.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Inez Flores, Michael Shay, Calvin Wright, Vice Chair Lawrence Cooper, Chairman Ali

Absent: Commissioners Lon Schank and Rick Campos

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

Press: None

Attendees: Malika Kelly and Ed Ligman

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**APPROVAL OF MINUTES**

Motion Shay, second Wright to approve Minutes of the September 15, 2021 and October 20, 2021 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**REZONING FROM R-1 SINGLE FAMILY RESIDENCE TO B-2 COMMUNITY RETAIL AND PLAT OF CONSOLIDATION. REMINGTON LAKES UNIT 8, LOT 6, 375 S. LINDSEY LANE. APPLICANT: FRANK SCIACKITANO, LINDSEY LANE DEVELOPMENT, LLC. PROJECT NO.: 406.20**

Motion Wright, second Vice Chair Cooper to open the public hearing.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank 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 approval of a Rezoning from R-1 Single Family Residence to B-2 Community Retail and Plat of Consolidation in order to consolidate and rezone a portion of an adjacent property, currently owned by Divine Shepard Lutheran Church, to B-2 Community Retail located at 375 S. Lindsey Lane. The subject parcel comprised

approximately 0.76 acres, is currently zoned R-1 Single Family Residence and part of the lot, which is currently developed with Divine Shepherd Lutheran Church. The church is under contract to sell approximately 33,000 square feet of surplus land in the rear of their property located at 985 Lily Cache Lane. The applicant is seeking approval of a rezoning for the above-referenced property from R-1 Single Family Residence to B-2 Community Retail, as well as consolidate the land into one parcel, totaling approximately 6.62 acres, for future development. Given that all of the surrounding properties are also zoned B-2 Community Retail, Staff finds the requested zoning to be both appropriate and consistent. Future access would be provided off Lindsey Lane along the south side of the overall property. Any future development of the subject property shall comply in all respects with the provisions in the Building, Plumbing, Electrical, Fire Prevention, Zoning and Development Codes of the Village and all other germane codes and ordinances of the Village in effect on the date that an application for a building permit for such development or construction is filed.

### **RECOMMENDATION**

Staff recommends approval of a rezoning from R-1 Single Family to B-2 Community Retail for the property located at 375 S. Lindsey Lane.

Staff recommends approval of a Plat of Consolidation subject to:

1. All comments from the memo dated April 14, 2020, being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Followed

Motion Vice Chair Cooper, second Shay to close the public hearing.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

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

### **APPROVAL OF FINDINGS OF FACT**

PC 21.20 Approval of a Rezoning from R-1 Single Family Residence to B-2 Community Retail, Plat of Consolidation and Adoption of Findings of Fact. Project No.: 406.20

Motion Tucker, second Flores to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

Motion Flores, second Shay to accept the recommendation of Planning Staff.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

Motion carried.

**SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. EVOLVE DANCE STUDIO, 231 N. BOLINGBROOK DRIVE, SUITE D. APPLICANT: MALIKA KELLY. PROJECT NO.: 419.21**

Motion Flores, second Wright to open the public hearing.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and 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 a Special Use for a Commercial Recreation Facility in order to allow a dance studio at 231 N. Bolingbrook Drive, Suite D. The subject property comprises approximately 0.89 acres, currently developed as a multi-tenant mixed-use development and zoned O-1 Limited Office. The Village Board of Trustees approved the original request for a Special Use Permit for a Planned Development with Variances and Final Development Plan, for the development located at 231 N. Bolingbrook Drive, which allowed for the construction of a multi-tenant commercial building, in August 2017 via Ordinance #17-041. A full access drive would be provided off Lee Lane to the south, with cross access being provide to the north via New Life Lutheran Church. There is adequate parking for the proposed use. Per the Zoning Ordinance, a Commercial Recreational Facility is not a permitted use within the O-1 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a dance studio, commonly known as Evolve Dance Studio, at 231 N. Bolingbrook Drive, Suite D. Per the applicant, the dance studio provides quality movement-based classes for children ages two to 18, as well as adults 18 and over. Evolve would specialize in dance instruction on both a recreational and competitive level, along with offering group fitness classes, tumbling and parent participation classes for children ages two and under. The hours of operation would be Monday through Thursday 4:00 p.m. to 9:00 p.m., Friday would be reserved for private events only, Saturday 9:00 a.m. to 4:00 p.m. and Sunday 9:00 a.m. to 6:00 p.m. would be reserved for competitive dance only. Per the applicant, this would be an owner-operated business with eight employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility, commonly known as Evolve Dance Studio, located at 231 N. Bolingbrook Drive, Suite D.

**DISCUSSION**

Followed

Motion Flores, second Shay to close the public hearing.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

Motion carried, public hearing closed 8:21 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 21.21 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 419.21

Motion Vice Chair Cooper, second Flores to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

Motion Shay, second Vice Chair Cooper to accept the recommendation of Planning Staff.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

Motion carried.

**TEXT AMENDMENT TO THE ZONING ORDINANCE. ARTICLE 1, 2, AND 9 FOR THE PURPOSE OF ADDRESSING CANNABIS ESTABLISHMENTS IN THE VILLAGE OF BOLINGBROOK. APPLICANT: PUBLIC SERVICES AND DEVELOPMENT DEPARTMENT. PROJECT NO: 420.21**

Motion Wright, second Vice Chair Cooper to open the public hearing.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

Motion carried, public hearing opened at 8:22 p.m.

Planning and Zoning Administrator, Matt Eastman, stated Staff is requesting that the project be continued to the regularly scheduled Plan Commission meeting of December 15, 2021, in order to allow additional time to research the topic.

Motion Shay, second Tucker to continue the public hearing to December 15, 2021.

AYES: Commissioners Tucker, Shay, Flores, Wright, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioners Schank and Campos

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

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Ali wished everyone a Happy Holiday and told everyone to enjoy the beautiful weather while it lasts.

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

Mr. Eastman wished everyone a Happy Thanksgiving.

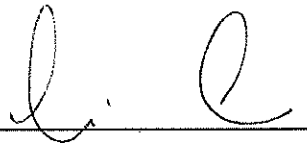
**ADJOURNMENT**

Motion Vice Chair Cooper, second Wright to adjourn.

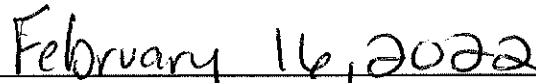
Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:26 p.m.



CHAIRMAN



APPROVED



SECRETARY