

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
March 16, 2022**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, March 16, 2022.

ROLL CALL

Present: Commissioners, Lon Schank, Inez Flores, Michael Shay, Calvin Wright, Rick Campos, Vice Chair Lawrence Cooper, Chairman Ali

Absent: Commissioner Barrington Tucker

Staff: Planning & Zoning Administrator, Matt Eastman; Planner, Jack Carso

Press: None

Attendees: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. SCORE 18 INDOOR GOLF, 501 S. WEBER ROAD, UNITS 109, 110 AND 111. APPLICANT: RICH CURRAN, MACNEIL REAL ESTATE. PROJECT NO.: 404.22

Motion Shay, second Flores to open the public hearing.

AYES: Commissioners Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Tucker

Motion carried, public hearing opened at 7:01 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation in order to allow customers to practice their golf swing using virtual reality simulators at 501 S. Weber Road, Units 109, 110 and 111. The subject property comprises of approximately 8.85 acres, developed as a multi-tenant mixed-use development, known as Weber Plaza, and zoned B-2 Community Retail. There is adequate parking for the proposed use. Per the Zoning Ordinance, a Commercial Recreational Facility, as well as hours of operation beyond 10:00 p.m., require a Special Use Permit within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow an indoor golf simulator, commonly known as Score18 Indoor Golf, at 501 S. Weber Road, Unit 109, 110 and 111. The "Fall and Winter" hours of operation

would be Monday through Thursday 9:00 a.m. to 11:00 p.m., Friday and Saturday 9:00 a.m. to 12:00 a.m. and Sunday from 9:00 a.m. to 10:00 p.m. The "Summer" hours would be by reservation starting April 1st and running through October 1st. Per the applicant, the indoor golf simulator would allow customers to practice their golf game by providing video analysis showing all the information on their swing and shot. The simulators allow customers to play on over 150,000 virtual golf courses. Four players can play at a time on each of the proposed eight simulators. Per the applicant, there would be one to three employees on site at a time.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation, commonly known as Score 18 Indoor Golf, to be located at 501 S. Weber Road, Unit 109, 110 and 111.

DISCUSSION

Followed

Motion Schank, second Shay to close the public hearing.

AYES: Commissioners Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Tucker

Motion carried, public hearing closed 7:07 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.03 Approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 404.22

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Shay, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Tucker

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali welcomed Spring, and wished everyone a Happy St. Patrick's day.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Shay, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 7:10 p.m.

CHAIRMAN

APPROVED

SECRETARY