

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
December 15, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, December 15, 2021.

ROLL CALL

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

Absent: None

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

Attendees: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

TEXT AMENDMENT TO THE ZONING ORDINANCE. ARTICLES 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 Shay, second Flores to open the public hearing continued from November 17, 2021.

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

NAYS: None

ABSENT: None

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

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is proposing amendments to Section 54-2 "Definitions"; subsection (b) of Section(s) 54-132, 54-133, 54-134, 54-135 "Special Uses", which set forth the special uses in the B-1, B-2, B-3 and B-4 zones respectively; subsection (a) and (b) of Section 54-142 "Permitted Uses" and "Special Uses", which set for the permitted and special uses in the I-1 zone; subsection (6) of Section 54-535 "Schedule of Parking Requirements"; and Section 54-610 "Additional Standards and Criteria", of the Zoning Ordinance (Chapter 54). Staff is proposing the following amendments to help strengthen policies, clarify and provide language to coordinate with the intent of the Zoning Ordinance, specifically as it relates to regulating cannabis business establishments within the Village's evolving

retail and industrial corridors, and generally conduct "housekeeping". Staff is proposing to amend the "Definitions" by eliminating the stricken definitions and adding definitions. Mr. Eastman explained the amendments. He went on to state cannabis dispensaries will be added as a Special Use to all Commercial Districts B-1, B-2, B-3, B-4 as well as Limited Industrial I-1 District. Cannabis growers, cultivation, infusers and transporters will be added to Limited Industrial Districts. Staff is proposing to amend the "Additional Standards and Criteria", which states that no special use permit shall be granted for the use unless evidence is presented to establish the standards and criteria set forth herein.

RECOMMENDATION

Staff recommends approval of the proposed amendments to the Zoning Ordinance.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: None

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

APPROVAL OF FINDINGS OF FACT

PC 21.22 Approval of a Text Amendment to the Zoning Ordinance Articles 1, 2 and 9 for the purpose of addressing cannabis establishments and Adoption of Findings of Fact. Project No.: 420.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: None

Motion carried.

TEXT AMENDMENT TO THE ZONING ORDINANCE. ARTICLES 2 AND 9 FOR THE PURPOSE OF REGULATING ASSEMBLY USES IN BUSINESS DISTRICTS IN THE VILLAGE OF BOLINGBROOK. APPLICANT: PUBLIC SERVICES AND DEVELOPMENT DEPARTMENT. PROJECT NO.: 421.21

Motion Wright, second Flores to open the public hearing.

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

NAYS: None

ABSENT: None

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

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is proposing amendments to subsections (a) and (b) of Section(s) 54-132, 54-133, 54-134, 54-135 "Permitted Uses" and "Special Uses", which set forth the permitted and special uses in the B-1, B-2, B-3 and B-4 zones respectively; and Section 54-610 "Additional Standards and Criteria", of the Zoning Ordinance (Chapter 54). Staff is proposing the amendments to help strengthen polices, clarify and provide language to coordinate with the intent of the Zoning Ordinance, specifically as it relates to regulating assembly uses within the Village's evolving retail corridors, and generally conduct "housekeeping". Mr. Eastman explained the amendments. Staff is proposing to amend the "Additional Standards and Criteria", which states that no special use permit shall be granted for the use unless evidence is presented to establish the standards and criteria set forth herein.

RECOMMENDATION

Staff recommends approval of the proposed amendments to the Zoning Ordinance.

DISCUSSION

Followed

Motion Wright, second Shay to close the public hearing.

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

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:29 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.23 Approval of a Text Amendment to the Zoning Ordinance Articles 2 and 9 for the purpose of regulating assembly uses in business districts and Adoption of Findings of Fact. Project No.: 421.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: None

Motion carried

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chair Ali wished everyone a safe and Happy Holiday season, and thanked Mr. Eastman in his new role.

COMMISSIONER’S REPORT

Commissioner Wright wished everyone a Merry Christmas and Happy New Year.

PLANNING DEPARTMENT REPORT

Mr. Eastman thanked the Plan Commission Members for a year of working together and added that he appreciated all the insightful questions. He said they got a lot of work done these past two years through some rough times, but that the Village was still growing and doing the best they can. He appreciated all participation from everyone and wished everyone a Merry Christmas and Happy New Year. He went on to inform everyone that starting 2022, the Plan Commission meeting time will be changed to 7:00 p.m. He said the meetings will still be on every third Wednesday of the month, but moved up to an earlier time.

ADJOURNMENT

Motion Flores, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:32 p.m.

CHAIRMAN

APPROVED

SECRETARY