

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
July 20, 2022**

CALL TO ORDER

Vice Chairman Cooper called the meeting to order at 7:05 p.m., Wednesday, July, 20, 2022.

ROLL CALL

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

Absent: Chair Mir Ali and Commissioner Campos

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

Press: None

Attendees: Robert Cerrone and Frankie Pretzel

APPROVAL OF MINUTES

Motion Shay, second Schank to approve Minutes of the May 18, 2022 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, CONCEPT PLAN AND FINAL PLAT OF SUBDIVISION. CUBESMART – 509 E. BOUGHTON ROAD. APPLICANT: BRETT PAUL, BOLINGBROOK EQUITY GROUP. PROJECT NO.: 410.22

Motion Shay, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing opened at 7:06 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 with Variances, Concept Plan and Final Plat of Subdivision in order to subdivide one lot of record into three lots and to allow for the construction of a public storage facility, commonly known as CubeSmart at 509 E. Boughton Road. The overall subject property, currently known as Lot 1 in the Boughton Road Commons Subdivision, comprises approximately 4.04 acres in size, is located at the southwest corner of Boughton Road and Preston Drive and is currently vacant. The Village Board of Trustees approved the original request for a Special Use Permit for a Planned Commercial Development with Variances and Concept Plan for the subject site in September 2005. At that time the Concept Plan illustrated a restaurant with a drive-thru on the far east side of the site, another sit-down or carry-out restaurant on the far west side of the site and a multi-

tenant retail building in the middle of the site. Detention would be provided via an offsite pond, which would be owned and maintained by an association. The proposed Final Plat of Subdivision would create three new lots of record. Lot 1, which is approximately 2.00 acres, would be created for the proposed public storage facility. Lot 2, which is approximately 1.03 acres, would be created for a future retail building. Lot 3, which is approximately 1.00 acres, would be created for a future retail building. Newly dedicated easements for utilities and cross access would be provided prior to recording of said plat. The applicant is proposing to develop an approximate 110,000 square foot public storage facility on the subject property. The self-contained storage facility would consist of a single three-story climate controlled building, with 870 self-storage units, along with a 900 square foot rental office, which would assist customers in renting units and purchasing packing supplies. The applicant is proposing 25 parking stalls which is more than adequate per code. Public improvements within the existing parkway area would remain unaltered as part of any site improvements. All required landscaping, including a berm and irrigation system along Boughton Road and Kildeer Drive would be installed per the Zoning Ordinance requirements. One monument sign, not to exceed 50 square feet in sign text area and 10 feet in height, would be allowed. However, per the applicant, they are not proposing to install a ground mounted sign at this time. Adequate detention would be provided offsite. Per the applicant, this is a low velocity and low impact use, which will provide residents a valuable amenity. Per the applicant, the office would be open seven days a week, from 9:00 a.m. to 6:00 p.m., Monday through Saturday, and 11:00 a.m. to 3:00 p.m. on Sunday. Customers can access the storage facility between 6:00 a.m. and 9:00 p.m. on a daily basis. Per the applicant, there would be three full-time employees with frequent visits from a district manager.

In order to develop the property in accordance, the applicant is requesting the following Variances.

A Variance to increase the maximum lot coverage. Per the Village's Zoning Ordinance, all buildings and structures shall not cover more than 30% of the overall lot. The applicant is proposing a lot coverage of 41.7%, in order to allow a building footprint of approximately 36,740 square feet on a two-acre parcel. Staff supports the request, subject to all the required landscaping material being installed per the approved final Landscape Plan.

A Variance to increase the overall floor area ratio (F.A.R.). Per the Zoning Ordinance, the maximum floor area ratio allowed is 0.50 with the O-1 Limited Office Zoning District. The applicant is proposing to increase the F.A.R. to 1.25 in order to build the public storage facility, which requires a particular size footprint and overall height. Per the applicant, this type of facility would be comparable in size to other climate controlled facilities as reported by Radius Plus, a self-storage research and due diligence service for the industry. Staff supports the variance as requested since the overall height does not exceed the allowable 35-foot height in the O-1 Zoning District and given the detention requirements are being met.

A Variance to reduce the depth of the required foundation planting bed. Per the Zoning Ordinance, a foundation planting bed that is a minimum of ten feet wide and covers 50% of the overall wall, which faces a public right-of-way is required. The applicant is proposing to reduce the required foundation planting bed, along north wall, to approximately three feet, due to the restraints the grading placed on the property and location of the building. Staff supports the variance as requested, subject to all the required plant material being installed per the approved Landscape Plan.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned variances.

Staff recommends approval of a Final Plat of Subdivision and Concept Plan, subject to:

1. All of Staff's comments from the plans dated June 21, 2022, being addressed.
2. Approval of the Co-Administrator for Public Services and Development.

DISCUSSION

Followed

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing closed 7:22 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.09 Approval of a Special Use Permit for a Planned Development with Variances, Concept Plan, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 410.22

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. ARTS BALLET CONSERVATORY – 556 W. BOUGHTON ROAD. APPLICANT: JELENA MITCHELL. PROJECT NO.: 414.22

Motion Shay, second Flores to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing opened at 7:23 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility in order to allow a ballet studio at 556 W. Boughton Road. The subject property comprises approximately 2.76 acres, currently developed with two multi-tenant commercial buildings, totaling approximately 22,000 square feet and is zoned B-2 Community Retail. Access to the subject property is provided via a two-way entrance off Boughton Road to the south, in addition to cross-access to the future development to the west. There is adequate parking for the proposed use. Per the Zoning Ordinance, a Commercial Recreational Facility is not a permitted use within the B-2 Community Retail

District. As such, the applicant is requesting a Special Use Permit to allow a 2,600 square foot ballet studio, commonly known as Arts Ballet Conservatory, at 556 W. Boughton Road. Per the applicant, the ballet studio is a pre-professional ballet conservatory dedicated to offering the best of classical ballet education to prepare students for the world stage. The studio specializes in small class sizes, typically ten students, to maximize attention spent with each student. Classes are designed for students from three to 18 years old. The hours of operation would be Monday through Friday 4:00 p.m. to 8:00 p.m., Saturday 9:00 a.m. to 4:00 p.m. and closed on Sundays. Per the applicant, this would be an owner-operated business with only three employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreational Facility, commonly known as Arts Ballet Conservatory, to be located at 556 W. Boughton Road.

DISCUSSION

None

Motion Flores, second Shay to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing closed 7:27 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.10 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 414.22

Motion Wright, second Shay to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried.

SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION. MANDY'S SOUL FOOD KITCHEN – 151 E. BOUGHTON ROAD. APPLICANT: DELICIA BOWLING. PROJECT NO: 415.22

Motion Flores, second Wright to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing opened at 7:23 p.m.

Planner, Jack Carso, presented the request. Staff is requesting that the project be continued to the regularly scheduled Plan Commission meeting of August 20, 2022, to allow for additional time to post the required public notice sign.

Motion Flores, second Wright to continue the public hearing for August 20, 2022.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing continued 7:29 p.m.

**SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION. CRUMBL COOKIE –
763 E. BOUGHTON ROAD. APPLICANT: FRANKIE PRETZEL. PROJECT NO.: 416.22**

Motion Schank, second Shay to open the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing opened at 7:30 p.m.

Planner, Jack Carso, presented the request. The applicant is requesting approval of a Special Use Permit for Extended Hours of Operation in order to allow a bakery with hours of operation beyond 10:00 p.m. at 763 E. Boughton Road. The subject property at 763 E. Boughton Road is approximately 3.01 acres of land and is zoned B-2 Community Retail. It is currently developed as a multi-tenant building and is part of an overall retail shopping center commonly known as Shops at Lily Cache Creek. Access to the subject property is from a shared access point off Janes Avenue to the west and a direct point of access off Boughton Road to the north. Per the Village's Zoning Ordinance, hours of operation beyond 10:00 p.m. require a Special Use Permit within the B-2 Community Retail Zoning District. The applicant is proposing a 1,200 square foot bakery, commonly known as Crumbl Cookies, with hours of operation Monday through Thursday 8:00 a.m. to 10:00 p.m., Fridays and Saturdays 8:00 a.m. to 12:00 a.m. and closed on Sundays. Staff finds that the requested hours of operation would be consistent with other establishments of this type in the Village.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a bakery with Extended Hours of Operation, commonly known as Crumbl Cookies, at 763 E. Boughton Road.

DISCUSSION

Followed

Motion Flores, second Wright to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried, public hearing closed 7:37 p.m.

APPROVAL OF FINDINGS OF FACT

PC 22.12 Approval of a Special Use Permit for Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 416.22

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Cooper

NAYS: None

ABSENT: Commissioner Campos and Chair Ali

Motion carried

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

Mr. Eastman said there were lots of activities at the Village Hall over the next few weekends. He asks the community to be active and check out all of the great events, that there is something going on almost every weekend for the next six to eight weeks. He added that all the events were posted on the website and not to miss all the good food, bands and entertainment. He also added there are concerts on the hill every Wednesday.

ADJOURNMENT

Motion Shay, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

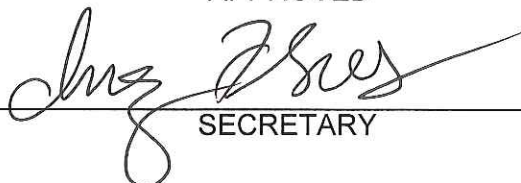
Chairman Ali adjourned the meeting at 7:39 p.m.



CHAIRMAN



APPROVED



SECRETARY