

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
August 17, 2022**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, August 17, 2022.

**ROLL CALL**

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

Absent: Commissioner Michael Shay

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

Press: None

Attendees: Anastasiia Fiippova

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

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

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

NAYS: None

ABSENT: Commissioner Shay

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 Extended Hours of Operation in order to allow hours beyond 10:00 p.m. at 151 E. Boughton Road. The subject property at 151 E. Boughton Road is approximately 2.09 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 Bluebell Ridge Shopping Center. Access to the subject property is from a shared access point off Barbers Corner Road 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 to extend hours of operation from 10:00 p.m. to 11:00 p.m. on Fridays, Saturdays and Sundays. The new hours of operation would be Monday through Thursday 11:00 a.m. to 10:00 p.m. and Friday

through Sunday from 11:00 a.m. to 11:00 p.m. 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 Extended Hours of Operation, commonly known as Mandy's Soul Food Kitchen, at 151 E. Boughton Road.

**DISCUSSION**

None

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

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

NAYS: None

ABSENT: Commissioner Shay

Motion carried, public hearing closed 7:04 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 22.11 Approval of a Special Use Permit for Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 415.22

Motion Flores, second Schank 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, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Shay

Motion carried.

**SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. BEE HAPPY CLUB, LLC. – 554 W. BOUGHTON ROAD. APPLICANT: ANASTASIIA FILIPPOVA. PROJECT NO.: 418.22**

Motion Wright, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Shay

Motion carried, public hearing opened at 7:05 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 an indoor playground at 554 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 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a 2,600 square foot indoor playground, commonly known as Bee Happy Club, at 554 W. Boughton Road. Per the applicant, the Bee Happy Club indoor playground is a place where parents can come with their kids during the week to let them play in an environment designed for children. The indoor playground will allow parents who work from home a space to bring their kids while they work. The expected number of kids is five to six at a time. The hours of operation would be Tuesday 3:00 p.m. to 6:00 p.m., Wednesday through Sunday 11:00 a.m. to 6:00 p.m. and closed on Mondays. Per the applicant, this would be an owner-operated business with only two employees.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility, commonly known as Bee Happy Club, LLC. at 554 W. Boughton Road.

### **DISCUSSION**

Followed

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

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

NAYS: None

ABSENT: Commissioner Shay

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

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

PC 22.13 Approval of a Special Use Permit for a Commercial Recreation Facility  
Adoption of Findings of Fact. Project No.: 418.22

Motion Schank, second Campos 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, Flores, Wright, Campos, Vice Chair Cooper, Chair Ali

NAYS: None

ABSENT: Commissioner Shay

Motion carried.

### **NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Ali shared sad news of a community member and pillar of the Indian community, Prem Lalbani who recently passed away. He stated Mr. Lalbani was on the Fire Board, a resident of Bolingbrook for over 30 years and a dear friend and human being. He said he always gave back to the community. Chair Ali gave his most sincere condolences to his family and his loved ones in this tragic time. He said he will be missed. He went on to invite everyone to the Taste of Pakistan scheduled for Saturday, August 27<sup>th</sup> from noon to 11:00 p.m. He asked everyone to come and join the event with the Pakistani community in celebrating their Independence Day. He said it was great event with lots of entertainment, great food and lots of culture.

**COMMISSIONER'S REPORT**

Commissioner Wright wanted everyone to be aware that school was starting and to be careful while driving by school zones and bus stops. Commissioner Flores wished everyone an amazing school year.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman invited everyone to the Bolingbrook Jubilee this Friday to Sunday behind Village Hall. He said it is always a great time, good food and lots of bands.

**ADJOURNMENT**

Motion Flores, second Vice Chair Cooper to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Ali adjourned the meeting at 7:26 p.m.



CHAIRMAN



APPROVED



SECRETARY