

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

CALL TO ORDER

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

ROLL CALL

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

Absent: Commissioner Inez Flores

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

Press: None

Attendees: Ernest Brown, John Pederson, Pat Avery, and Ali Hayat

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. ABUNDANT HEALTH DAY SPA, 477 N. BOLINGBROOK DRIVE. APPLICANT: POH WAN PANG. PROJECT NO.: 414.21

Motion Shay, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Flores

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 Special Use Permit for a Planned Development in order to allow a massage and spa establishment at 477 N. Bolingbrook Drive. The subject property comprises approximately 9.7 acres, is currently zoned B-2 Community Retail and consists of a multi-tenant retail building. Access to the subject property is from multiple shared access points off Bolingbrook Drive to the east, as well as Boughton Road to the south. There is adequate parking for the proposed use. Per the Zoning Ordinance, a massage and spa establishment is not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a massage and spa establishment, commonly known as Abundant Health Day Spa, at 477 N. Bolingbrook Drive. Per the applicant, the spa would focus on a therapeutic approach to massage, as well as innovations in skin care services and products, in an effort to provide a happier and healthier lifestyle. Per the applicant, the prospective tenant's hours of operation would be Monday through Thursday 9:30 a.m. to 8:00 p.m., Friday and Saturday 9:30 a.m. to 8:30 p.m., and Sunday 11:00 a.m. to 7:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Abundant Health Day Spa to operate a massage and spa establishment at 477 N. Bolingbrook Drive

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing closed 8:06 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.15 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 414.21

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried.

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH EXTENED HOURS OF OPERATION. GALLERIA DE ARTE, 550 W. BOUGHTON ROAD. APPLICANT: ERNEST BROWN. PROJECT NO.: 415.21

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

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

NAYS: None

ABSENT: Commissioner Flores

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 an Amendment to a Special Use Permit for a Planned Development with Extended Hours of Operation in order to allow an existing art Gallery to have live entertainment with extended hours of operation at 550 W. Boughton Road. The subject site 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. The Village Board of Trustees approved the original Special Use Permit for a Planned Development to allow an art gallery, commonly known as Galleria de Arte, in May 2019. 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. The shopping center has adequate parking

for the proposed use. Per the Zoning Ordinance, live entertainment and hours beyond 10:00 p.m. are not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Galleria de Arte, at 550 W. Boughton Road, to have live entertainment and remain open until 11:00 p.m. on Thursday, Friday and Saturday. Per the applicant, the proposed expanded offerings of the art gallery would expose the public to several styles of culture, while giving local artists the opportunity to display as well as sell their creative arts and crafts in an exclusive retail format.

Per the applicant, the updated description of business and hours of operation would be Monday through Wednesday 12:00 p.m. to 6:00 p.m. for Public Exhibits, Thursday 8:00 p.m. to 11:00 p.m. for Jazz Night, Friday 8:00 p.m. to 11:00 p.m. for Comedy Night, Saturday 8:00 p.m. to 11:00 p.m. for Art Sip and Private Exhibits, Sunday 12:00 p.m. to 10:00 p.m. for Private Exhibits and Wine Tastings. Per the applicant, all private exhibits would be unsolicited to the public. No promotions or marketing to the public would be allowed. All guests and patrons must be registered to enter the venue. No alcohol may be brought in or on the premises by the guests. All public exhibits are open to the public. All wine tastings are open to the public with RSVP. The proposed office would have approximately four employees, with a minimum of two employees onsite at all times for any private event.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Development to allow an art gallery, commonly known as Galleria de Arte, at 550 W. Boughton Road, with live entertainment and extended hours of operation.

DISCUSSION

Followed

Motion Wright, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing closed 8:26 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.16 Approval of an Amendment to a Special Use Permit for a Planned Development with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 415.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. G & W ELECTRIC COMPANY, 245 AND 305 W. CROSSROADS PARKWAY. APPLICANT: JOHN PEDERSON, G & W ELECTRIC COMPANY. PROJECT NO.: 416.21

Motion Schank, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing opened at 8:27 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 in order to allow for the installation of a Battery Energy Storage System, which would be comprised of cargo containers that store the flow batteries that power electronics at 245 and 305 W. Crossroads Parkway. The overall subject site, comprises approximately 31.55 acres, is currently zoned I-1 Limited Industrial, which consists of two buildings and is part of a unified development commonly known as G&W Electric Company. Access is provided via multiple entrances off Crossroads Parkway to the north. Per the Village's Zoning Ordinance, the outdoor storage of cargo containers is not permitted within the I-1 Zoning District. Per the applicant is proposing to install a Battery Energy Storage System (BESS) at the subject property, which serves at the company's corporate headquarters. The system is comprised of cargo containers that hold the vanadium fluid and power electronics, which would be installed in conjunction with rooftop solar panels, as part of a microgrid used to help the company obtain 24/7 premium power during a loss of power from the local provider. As such, the applicant is requesting a Special Use Permit to allow the outdoor storage of cargo containers as part of larger microgrid project to provide premium power to their operation. Per the applicant, G&W Electric currently manufacture sensors, current limiting fuses, communication equipment, controls and provide Power Grid Automation solution to their customers. The company operates 24/7 out of the 245 W. Crossroads Parkway building, 16 hours per day out of the 305 W. Crossroads Parkways building and employ over 1,300 employees globally with over 900 employees located in Bolingbrook.

RECOMMENDATION

Staff recommends approval of a Special Use Permit to allow G & W Electric Company, located at 245 and 305 W. Crossroads Parkway, to install a Battery Energy Storage System, which is comprised of cargo containers, subject to:

1. The containers are used to house batteries and/or equipment used in conjunction with a microgrid.
2. The containers being screened in a manner approved by the Village.
3. The owner of the property submitting a conceptual plan for expanding the building located at 245 W. Crossroads Parkway by Spring 2022 with the intent to have substantial construction complete by 2024.

DISCUSSION

Followed

Motion Tucker, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing closed 8:52 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.17 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 416.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried.

SPECIAL USE PERMIT FOR MOTORCYCLE SALES AND SERVICE. HNH CYCLES, 501 S. WEBER ROAD, UNIT 108. APPLICANT: NISIR HAYAT, HNH CYCLES. PROJECT NO.: 417.21

Motion Tucker, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing opened at 8:58 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for Motorcycle Sales in order to allow new and pre-owned motorcycle sales at 501 S. Weber Road, Unit 108. The subject area comprises approximately 8.85 acres, currently developed as a multi-tenant mixed-use development, commonly known as Weber Plaza, and zoned B-2 Community Retail. 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 Weber Plaza, 501-505 S. Weber Road, which allowed for the construction of three buildings, in March 2019 via Ordinance #19-020. The three buildings were to consist of a combination of commercial and office uses within Building 1; while Buildings 2 and 3 were designed to accommodate research and development facilities; wholesale and warehousing, storage and distribution facilities; and light manufacturing. Access to the development would be available via a right-in/right-out off Weber Road to the southeast and a full-access drive off Hassert Boulevard to the north. The site has adequate parking for the proposed use. Per the Zoning Ordinance, motorcycle sales are not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow new and pre-owned motorcycle sales, commonly known as HnH Cycles, at 501 S. Weber Road, Unit 108. Per the applicant, the hours of operation would be from 10:00 a.m. until 7:00 p.m. Monday through Saturday, and closed on Sunday. HnH Cycles would offer the sale of new and pre-owned motorcycles, as well as accessories and safety gear. No outdoor display, storage and/or testing of the vehicles would be permitted onsite. Per the applicant, all vehicles would arrive in showroom condition and no mechanic work or detailing would take place within this unit. Per the applicant, there would be approximately two employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow for the new and pre-owned motorcycle sales, commonly known as HnH Cycles, to occupy 501 S. Weber Road, Unit 108, subject to all of the vehicles being stored inside the building.

DISCUSSION

Followed

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

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried, public hearing closed 9:08 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.18 Approval of a Special Use Permit for Motorcycle Sales, Service and Adoption of Findings of Fact. Project No.: 417.21

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

Voice Vote: Unanimous

Motion carried.

Motion Tucker, second Campos to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioner Flores

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali thanked everyone who made it out to the Pathways Parade and congratulated the winners. He went on to say it was a great event.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Vice Chair Cooper, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 9:11 p.m.



CHAIRMAN



APPROVED



SECRETARY