

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
March 17, 2021**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, March 17, 2021.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Calvin Wright, Rick Campos, Chairman Ali

Absent: Vice Chair Lawrence Cooper

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

Press: None

Attendees: David Konieczny, Patricia Konieczny, and Patti Bernhard

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**APPROVAL OF MINUTES**

Motion Wright, second Schank to approve Minutes of the January 20, 2021 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT OF SUBDIVISION, SAWGRASS, SOUTHEAST CORNER OF HASSERT BOULEVARD AND ESSINGTON ROAD. APPLICANT: ROB GETZ, PULTE GROUP. PROJECT NO.: 420.20**

Motion Schank, second Tucker to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 8:03 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, Preliminary Development, and Preliminary Plat of Subdivision in order to allow for the development of a single-family community with associated variances at the southeast corner of Hassert Boulevard and Essington Road. The subject parcels comprise approximately 77.79 acres, is zoned R-3 Single Family Residential and is currently vacant farmland. Primary access to all lots would be provided off Hassert Boulevard to the north, with an additional access point being provided off Essington Road to the southwest, and the new development will connect to Norwich Lane on the east and provide a stub for future access to the vacant parcel to the south. The applicant is proposing to install additional landscape material and architectural features, including monument signs identifying the overall subdivision name near each entrance. The applicant is proposing to develop a single-family community, commonly known as Sawgrass,

consisting of 216 single-family lots, which would also feature two large water features along Hassert Boulevard. The Preliminary Plat of Subdivision of Sawgrass would create 216 single-family lots, along with seven outlots. The proposed subdivision would include public right-of-way for the provision of streets, including a 33-foot right-of-way dedication for the future expansion of Essington Road. All streets within the subdivision would be owned and maintained by the Village of Bolingbrook. The applicant is proposing a 50-foot landscape outlot along the east side of Essington Road, which would consist of an undulating berm four feet in height, perimeter landscape material and an irrigation system. The required berm, perimeter landscape material and irrigation system, along the south side of Hassert Boulevard, would be provided as required; however, the berms would not be constructed in front or around the aforementioned water features. At this time, Staff is currently working with the applicant to finalize the size and location of the required Public Utility and Drainage Easements. A Homeowner's Association would govern the overall subdivision and would be responsible for maintenance of the entry signs and all common open space areas (outlots, landscaping, etc.). Per the agreement between the Bolingbrook Park District and Pulte Group, the applicant has agreed to donate 4.85 acres of land, as well as installing a wide range of park improvements, creating a large central park within the subdivision providing active space for all ages. Indian Prairie School District #204 provided a letter of support for Sawgrass. When evaluating residential development projects, the District considers the estimated number of children to be generated by the project, the capacity of the schools, which would serve this development, and the balance between estimated revenues generated versus the cost to educate the students generated from the development. After careful evaluation, the District determined the students generated from the proposed development could be accommodated with limited impact. Per the Preliminary Plat of Subdivision, lot sizes would range from 7,500 square feet to 18,091 square feet. Per the applicant, the "Estates at Sawgrass" series would offer five unique models, while the "Meadows at Sawgrass" would offer four unique models. The Meadows models would range from approximately 2,386 square feet to 3,826 square feet, while the Estates models would range from approximately 3,126 square feet to 3,899 square feet depending on the model and options the buyer purchases. All the models within the Estates series would feature a three-car garage, while the Meadows series will have the option for a two-car garage. The average home sales are forecasted to range between \$470,000 and \$550,000 depending upon which model and upgrades purchased.

To develop the property in accordance with the R-3 Zoning District, the applicant is requesting the following:

A variance to reduce the overall lot size and width for a single-family lot. Per the Zoning Ordinance, every single-family detached dwelling shall be located on a lot having an area of not less than 9,250 square feet and a width at the established building line of not less than 75 feet. The applicant is proposing a development consisting of a wide variety of lot sizes with a minimum lot size of 7,500 square feet and 60 feet in width. The average lot size of 9,300 square feet would exceed the minimum lot requirement. Pulte's market experience has illustrated a need to provide an option for homeowners to purchase slightly smaller lots in an effort to reduce the time and energy spent on yard maintenance. Staff supports the variance as requested due to the nature of this development and the product, which provides accessibility benefits and minimal maintenance yards to cater towards desired attributes of the community. Also, even with the reduced width, the applicant has demonstrated the ability to meet the required side yard setback of 8.5 feet on every lot.

A variance to reduce the minimum front yard setback. Per the Zoning Ordinance, every single-family detached dwelling shall provide a minimum front yard setback of 30 feet. The applicant is requesting a reduction from 30 to 25 feet. Staff supports the variance as requested due to the nature of this development and noting the applicant has demonstrated the ability to have sufficient space to park vehicles within the driveway and not block the public walkway.

A variance to reduce the minimum rear yard setback. Per the Zoning Ordinance, every single-family detached dwelling shall provide a minimum rear yard setback of 35 feet. The applicant is requesting a reduction from 35 feet to 30 feet. Staff supports the variances as requested due to the nature of this development and noting the applicant has demonstrated the ability to have sufficient space to construct their largest model home with all available options on nearly every lot within the Sawgrass community.

A variance to increase the maximum lot coverage for a single-family lot. Per the Zoning Ordinance, no single-family detached dwelling shall exceed a maximum lot coverage of 35%. The applicant is requesting an increase from 35% to 45%. Staff supports the variance as requested due to the nature of this development and noting the applicant has demonstrated the majority of the models would meet the 35% maximum lot coverage, but the request would allow the flexibility for future homeowners to purchase the largest model, including every option and not require an additional variance at that time. Also, this request is subject to the development meeting all of the Village's stormwater management requirements.

A variance to allow a two-car garage with a three-car option exceeding the maximum size. Per the Zoning Ordinance, every detached single-family dwelling unit shall include either an attached or a detached garage located on the same lot or parcel. Each garage shall provide three vehicle stalls inside of a garage that each not less than 9 feet in width and 19 feet in length of clear space measure within the interior of the garage, and shall not contain less than 530 square feet and no greater than 640 square feet as measured by the exterior dimensions of the garage. Per the applicant, all models within the Estate series would provide a three-car garage, while all models within the Meadows series would allow two-car garages, on the condition that the three-car option is available on every model, as well as a four-foot extension being provided on every model within the Meadows series, except the Waverly. The three-car garages would be allowed to exceed the maximum required 640 square feet, with a maximum of 733 square feet, noting the additional square footage would not be visible on the outside elevation as they are tandem in design. Pulte Group believes that this will provide future residents alternatives on the overall design and function of their new home. Staff supports this variance as requested, subject to the three-car option being a standard on the Estates models and being an upgrade option on all the Meadows models. This approval is based on the condition that a four-foot extension would be provided as a standard option on all of the Meadows models, except for the Waverly, which base model exceeds the minimum 530 square feet.

A variance to increase the size of development signs. Per the Zoning Ordinance, every single-family residential development is permitted two development signs, which are not to exceed 60 square feet in area and 10 feet in height. The applicant is requesting to install two development sign, one at the Hassert Boulevard entrance and one at the Essington Road entrance. The proposed sign is a stone monument, 10 feet in height and approximately 80 square feet in area. Staff supports the variance as requested.

A variance to reduce the minimum basement ceiling height. Per the Building Code, the minimum height from the basement floor to the lowest part of the floor joists shall be 8'8" and the lowest beam shall be 7'8". Per the applicant, the ceiling height for the models within the Estates series shall meet the basement ceiling height requirement to the floor joists; however, to the lowest beam they are proposing a height of 7'6.5", which is a reduction of 1.5". The proposed ceiling height for the models within the Meadows series from the basement floor to the lowest part of the floor joists would 7'8" and to the lowest beam would be 6'6.5". Pulte's market experience has illustrated that a large number of home buyers would prefer to utilize the associated costs in the increased basement ceiling height on other livable and useable space within the home. Staff supports the variance as requested, subject to, with the exception of the

structural support and the HVAC return, all other equipment and piping would be located between the rafters to increase the finished ceiling height.

A variance to waive the required interior finish of a residential garage. Per the Building Code, all interior walls and ceilings in newly constructed single-family homes shall be finished with drywall, taping, sanding, and painting comparable to the interior walls of the home. Per the applicant, they are proposing to drywall and fire tape the garage interior walls and ceilings, but requesting relief on sanding, finishing and painting. Pulte's market experience has illustrated that a finished/painted garage is not a feature that all home buyers prefer and many would prefer to spend the associated costs on other livable and useable space within the home. Staff supports the variance as requested, subject to this being an optional upgrade to all home buyers that may want a finished garage.

A variance to reduce the minimum width of the right-of-way. Per the Development Code, the minimum width of a right-of-way for a local street is 66 feet. The applicant is requesting a reduction from 66 to 60 feet for the right-of-way. Staff supports this variance as requested, noting the same variance was approved for Herrington Estates directly to the east.

A variance to reduce the minimum center radius for a local street. Per the Development Code, the minimum centerline turning radius for a local street is 150 feet. The applicant is requesting a centerline radius of 90 feet at a number of locations within the subdivision. Staff supports the variance as requested, subject to the applicant installing eyebrows at specific locations throughout the Sawgrass development at Staff's direction.

A variance to waive the requirement to install public improvements along Essington Road. Per the Development Code, all parkway improvements (parkway trees, sidewalks, parkway sod and parkway lights) must be provided upon development of the site. Also, when any parcel fronts on or abuts any existing collector street, where the subdivision will be served by said street, and where said street has not been improved in accordance with its designation or as provided in Chapter 30, then the developer will be required to improve the street along the length of street abutting its parcel in accordance with the standards in Chapter 30. The applicant is proposing to improve Hassert Boulevard to add an additional eastbound lane and add streetlights in the median, while installing all other required parkway improvements; however, the applicant is requesting to waive this requirement along Essington Road. Per a Development Agreement, the Village and Pulte have agreed that Pulte's share of the cost to improve Essington Road along the western property line to be \$548,000. Per said agreement, Pulte's obligation would be secured through its subdivision bond for the public improvements for Sawgrass. Essington Road may be re-aligned in a future phase of the Sawgrass development. In that scenario, Essington Road adjacent to this phase would be eliminated. Staff supports the variance as requested, subject to the approval of aforementioned Development Agreement by the Village Board of Trustees.

A variance to remove more than 50% of the trees onsite. Per the Development Code, no more than 50% of the existing trees onsite can be removed. Per the applicant, as part of the proposed grading to accommodate for the development, the majority of the trees (six inches or more of diameter) that currently exist onsite need to be removed. Staff supports the variance as requested, subject to the required number of replacement trees being provided per the approved Landscape Plan.

A variance to increase the fluctuation of a pond. Section 1407(F)5 of Chapter 33 of the Municipal Code requires that the maximum fluctuation between normal water level and a 100-year event, the water level shall not exceed three feet, with a maximum fluctuation of four feet if the basin slopes are no steeper than 10:1. The Village Engineer may provide relief in fluctuation requirements depending on the site conditions. In this instance, there are two

stormwater detention basins (i.e. water features) on the property, one in the northeast corner and one in the northwest corner. The applicant is requesting a variance to allow basin slopes of 4:1 and a maximum fluctuation of five feet. Staff supports the variance as requested in order to maximize the aesthetics of the water features along Hassert Boulevard.

A variance to reduce the slope of a sanitary sewer. Per the Development Code, the minimum slope for all sanitary sewer lines shall be 0.10% more than the minimum required by both "Standard Specifications for Water and Sewer Main Construction in Illinois" and the Illinois Environmental Protection Agency. Per the applicant, the IEPA requires a minimum slope of 0.22% for a 12-inch sanitary sewer line; thus, the minimum required slope per code would be 0.32%. The applicant is proposing a slope of 0.22%, which would be in compliance with the IEPA, but not Village code. In order to preserve the depth of the sanitary sewer at the most upstream end without having to service the Subject Property with a lift station, the minimum slope of the 12" sewer main would have to be at a 0.22% slope. Staff supports the variance as requested, as the proposed slope meets the minimum IEPA standard.

A variance to reduce the Regional Stormwater Detention Fee. Section 1414(B) of Chapter 33 of the Municipal Code, via Ordinance 07-123, provides that the regional stormwater detention capital cost fees are subject to adjustment by the Village Engineer based on actual land use and associated detention required by the actual land use. The fees set forth in 1414(A) and 1414(B) shall further be increased automatically by the amount of 6% per annum, beginning January 1, 2008. Per the proposed plan, 53 of the 77 acres of the property are subject to the Regional Stormwater Detention Ordinance. Pulte is requesting a variance from the required 6% rate of interest to 3%, for a total capital cost fee including interest of \$944,021.16. Staff supports the variance as requested.

### **RECOMMENDATION**

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

Staff recommends approval of a Preliminary Development Plan and Preliminary Plat of Subdivision for a single-family community subject to:

1. All of Staff's comments from the plans dated February 26, 2021, shall be addressed.
2. Subject to the review and approval of the Co-Administrator for Public Services and Development.

### **DISCUSSION**

Followed

Motion Schank, second Tucker to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 8:48 p.m.

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

PC 21.05 Approval of a Special Use Permit for a Planned Development with Variances, Preliminary Development, Preliminary Plat of Subdivision and Adoption of Findings of Fact. Project No.: 420.20

Motion Schank, second Flores 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, Chair Ali  
NAYS: None  
ABSENT: Vice Chair Cooper  
Motion carried.

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN, AND PLAT OF VACATION. WEATHERTECH, 1 WEATHERTECH WAY. APPLICANT: RICH CURRAN, MACNEIL AUTOMOTIVE PRODUCTS, LTD. PROJECT NO: 403.21**

Motion Wright, second Flores to open the public hearing.  
AYES: Commissioners Tucker, Schank, Flores, Wright, Campos, Chair Ali  
NAYS: None  
ABSENT: Vice Chair Cooper  
Motion carried, public hearing opened at 8:50 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 Variances, Final Development Plan, and Plat of Vacation in order to demolish two existing industrial buildings, for the purposes of constructing a building addition, with an underground parking garage, to the existing office and distribution center for WeatherTech at 1 WeatherTech Way. The subject parcel(s) comprises approximately 12.62 acres and is zoned I-1 Limited Industrial. Currently, the overall subject property contains three office/warehouse buildings, two of which total approximately 50,000 square feet and would be demolished as part of the proposed development, while the third is the existing building at 1 WeatherTech Way, which is approximately 217,000 square feet. The Village Board of Trustees approved the original request for a Special Use for a Planned Industrial Development with Variances and Final Development for 501 Woodcreek Drive, which was later readdressed to 1 WeatherTech Way, in December 2014 via Ordinance #14-102. The applicant is proposing to construct an approximately 143,000 square foot addition to the office/warehouse building, including access from WeatherTech Way to the south, as well as maintaining full access off Remington Boulevard near the northwest corner of the site. Approximately 175 vehicular parking stalls would be provided via an underground parking garage, which would be directly beneath the aforementioned addition. The additional parking would bring the overall property into compliance. Foundation planting areas would be provided adjacent to the north, west and south wall. A berm, irrigation system and required plantings would be provided to satisfy the Zoning Ordinance within the corner side yard along Remington Boulevard. Adequate detention would be provided via a combination of offsite retention in the pond by the hospital and an onsite pond in the southeast corner of the site. As part of the proposed consolidation, the applicant has provided a Plat of Vacation in order to vacate the former public utility and drainage easements.

To develop the property in accordance to the Zoning Ordinance and Development Code, the applicant is requesting the following:

A variance to reduce the corner side yard setback along Remington Boulevard. Per the I-1 Zoning District, a minimum building setback of 52 feet and a minimum parking setback of 35 feet are required along the entire length of Remington Boulevard. The applicant is proposing a setback of 35 feet for the building addition, which would be a continuation of what was previously approved via Ordinance #14-102. Given the geometry of the site and subject to the required landscape material being provided per the approved Landscape Plan, Staff supports the variance as requested per the Final Development Plan.

A variance to increase the maximum width of a curb cut, including the throat of the driveway. Per the Zoning Ordinance, the maximum width for a driveway (measured at the property line) is 40 feet, and per the Development Code, the maximum width is 36 feet at the throat of said driveway. The applicant is requesting to increase the width of the proposed driveway entrance on the south side of the site along WeatherTech Way in order to accommodate the receiving and shipping needs of WeatherTech. Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles and trucks to safely enter and exit the site, per the approved Final Development Plan.

### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Development in order to allow for a 143,000 square foot addition, which includes an underground parking garage, to the existing office/distribution building at 1 WeatherTech Way with the aforementioned variances.

Staff recommends approval of a Final Development Plan subject to:

1. All Staff comments from the plans submitted January 20, 2021, being addressed.
2. The review and approval of the Co-Administrator for Public Services & Development.

### **DISCUSSION**

Followed

Motion Wright, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 8:59 p.m.

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

PC 21.06 Approval of an Amendment to a Special Use Permit for a Planned Development with Variances, Final Development Plan, Plat of Vacation and Adoption of Findings of Fact. Project No.: 403.21.

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

### **AMENDMENT TO A SPECIAL USE PERMIT TO ALLOW A SCHOOL. AL-FURQAAN ACADEMY, 519 E. BRIARCLIFF ROAD. APPLICANT: WAJAHAT SAYEED, AL-FURQAAN FOUNDATION. PROJECT NO.: 404.21**

Motion Wright, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 9:00 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of an Amendment to a Special Use Permit to allow a School in order for an existing school to operate on every floor of an existing three-story building at 519 E. Briarcliff Road. The subject property comprises approximately 1.25 acres, is currently zoned B-2 Community Retail and consists of a 54,756 square foot three-story building. Access to the subject property is via one direct entry-way off Briarcliff Road. Per the Zoning Ordinance, a public or private school is not permitted within the B-2 Zoning District. As such, the applicant received approval for a Special Use Permit in 2009 to operate a school at the subject site; however, as a condition of approval the school was limited to operation on the first floor only. At this time the applicant is requesting to amend the Special Use Permit in order to allow operation associated with a private school on all three floors of the building. A 2012 Amendment to the Special Use Permit allowed these operations on both the first and second floors. The school currently operates with approximately 163 students and 20 staff members. Per the applicant, the school would operate from 7:50 a.m. to 4:00 p.m. Monday through Friday, with staff access to the site over the weekend, and would enroll approximately 244 students in Kindergarten through 12th Grade. 22 staff/administrative personnel would be employed. Per the Zoning Ordinance, a school is required to provide 10 parking stalls per every 100 students, as well as one stall per employee. Based on this requirement, 47 parking stalls would be required and 53 are provided onsite. The property has adequate parking for the proposed use.

#### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a school commonly known as Furqaan Academy to operate on all floors at 519 E. Briarcliff Road.

#### **DISCUSSION**

Followed

Motion Tucker, second Flores to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:05 p.m.

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

PC 21.07 Approval of an Amendment to a Special Use Permit to Allow a School and Adoption of Findings of Fact. Project No.: 404.21.

Motion Schank, second Tucker 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, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

**SPECIAL USE PERMIT FOR A CARRY-OUT RESTAURANT WITH EXTENDED HOURS OF OPERATION. PAPA JOHN'S PIZZA, 301 S. SCHMIDT ROAD. APPLICANT: ROSS DUNCAN, BR DESIGN & ARCHITECTURE. PROJECT NO.: 405.21.**



Motion Schank, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 9:06 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Carry-out Restaurant with Extended Hours of Operation in order to allow a carry-out restaurant with hours beyond 10:00 p.m. at 301 S. Schmidt Road. The 1.013 acres of land is zoned B-2 Community Retail, is located at 301 S. Schmidt Road, and is currently a vacant suite in the Lily Cache Lane at Schmidt Road plaza. Two-way access to the site is currently provided along both Schmidt Road and Lily Cache Lane. Per the Village's Zoning Ordinance, carry-out restaurants as well as 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 1,355 square foot carry-out restaurant commonly known as Papa John's Pizza with hours of operation until 12:00 a.m (midnight). Per the applicant, the restaurant would not accommodate sit-down dining and would employ approximately five employees to run the carry-out and delivery facility. Staff finds that the requested hours of operation would be consistent with a few other restaurants in town.

#### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Carry-out Establishment with Extended Hours of Operation, commonly known as Papa John's Pizza, at 301 S. Schmidt Road.

#### **DISCUSSION**

None

Motion Wright, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 9:09 p.m.

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

PC 21.08 Approval of a Special Use Permit for a Carry-Out Restaurant with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 404.21.

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

#### **NEW BUSINESS**

None

#### **OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

Commissioner Flores said Happy St. Patrick's Day.

**PLANNING DEPARTMENT REPORT**

Planner Miller said Go Illini.

**ADJOURNMENT**

Motion Tucker, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

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



CHAIRMAN



APPROVED



SECRETARY