

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
April 21, 2021**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, April 21, 2021.

ROLL CALL

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

Absent: Commissioner Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman; Planner, Lindsey Miller

Press: None

Attendees: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. ANYTIME FITNESS, 1128 W. BOUGHTON ROAD. APPLICANT: TAMMY TORRES, TRILEAF CORPORATION. PROJECT NO.: 408.21

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

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

NAYS: None

ABSENT: Commissioners Campos

Motion carried, public hearing opened at 8:03 p.m.

Planner, Lindsey Miller, presented the request. Applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation in order to allow a 24-hour fitness facility at 1128 W. Boughton Road. The 4.10 acres of land is zoned B-2 Community Retail, is located at 1128 W. Boughton Road, and is currently a suite in the Two Rivers plaza. Primary, two-way access to the site is currently provided along Boughton Road; however, the site is also accessible from the plaza entrance along Weber Road. Per the Village's Zoning Ordinance, commercial recreation facilities, 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 6,367 square foot fitness facility commonly known as Anytime Fitness operating 24 hours, seven days a week. Per the applicant, Anytime Fitness

would have approximately two to four employees. Given that retail shopping centers have a higher ratio for parking than commercial recreation facilities, Staff finds there to be sufficient parking for this use.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation, commonly known as Anytime Fitness, at 1128 W. Boughton Road.

DISCUSSION

None

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

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

NAYS: None

ABSENT: Commissioners Campos

Motion carried, public hearing closed 8:05 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.09 Approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 408.21

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Campos

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

None

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Schank, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:06 p.m.



CHAIRMAN



APPROVED



SECRETARY