

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

CALL TO ORDER

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

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Michael Shay, 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: None

APPROVAL OF MINUTES

Motion Schank, second Tucker to approve Minutes of the February 17, 2021 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. BAILEY'S CATERING, 681 W. BOUGHTON ROAD. APPLICANT: ROBERTY BAILEY. PROJECT NO: 411.21

Motion Shay, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing opened at 8:02 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Development in order to allow Catering Services with a Shared Kitchen at 681 W. Boughton Road. The subject site, which is approximately 1.36 acres, is zoned R-5 Single Family Attached, and consists of an approximately 10,050 square foot retail building. The property was granted a Special Use Permit for a Planned Commercial Development, permitting all B-2 Community Retail uses, in March of 2004. The proposed catering facility would be located at 681

W. Boughton Road, a 1,697 square foot suite in the building. Primary, two-way access to the site is currently provided along Boughton Road; however, the site is also accessible from the plaza entrance along Whitewater Drive. Per the Zoning Ordinance, Catering Services are not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Catering Services with a Shared Kitchen, commonly known as Bailey's Catering at 681 W. Boughton Road. The hours of operation would be Monday through Friday 6:00 a.m. to 9:00 p.m., Saturday and Sunday 6:00 a.m. to 3:00 p.m. Per the applicant, the facilities would be made available to rental users as a shared kitchen. Rental users would be required to obtain all of the necessary licensing and documentation to operate in the Village of Bolingbrook. Staff finds there to be sufficient parking for this use.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development, commonly known as Bailey's Catering, at 681 W. Boughton Road, pursuant to the aforementioned variances.

DISCUSSION

Followed

Motion Wright, second Flores to close the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried, public hearing closed 8:09 p.m.

APPROVAL OF FINDINGS OF FACT

PC 21.11 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 411.21

Motion Wright, 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, Campos, Chair Ali

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. STRICKLAND BROTHERS OIL CHANGE, 467 W. BOUGHTON ROAD. APPLICANT: STEVEN R. KUDWA. PROJECT NO.: 412.21

Motion Wright, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Vice Chair Cooper
Motion carried, public hearing opened at 8:10 p.m.

Planner, Lindsey Miller, presented the request. The applicant is in the process of finalizing the development plans based upon initial feedback received from Staff; for this reason, Staff is requesting the project be continued to the regularly scheduled Plan Commission Meeting of August 18, 2021.

Motion Campos, second Shay to continue the public hearing to August 18, 2021.
AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Vice Chair Cooper
Motion carried, public hearing continued 8:11 p.m.

NEW BUSINESS

**FINAL PLAT OF SUBDIVISION. SAWGRASS SUBDIVISION PHASE 1.
APPLICANT: ROB GETZ, PULTE GROUP. PROJECT NO.: 420.20**

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision for Phase 1 in order to allow for the development of 121 single-family homes and six outlots, within the first phase of a Sawgrass Subdivision at the Southeast corner of Hassert Boulevard and Essington Road. The overall subject property is zoned R-3 Single Family Residential, is 77.794 acres in size and is currently vacant. In April of 2021, the Village Board of Trustees approved the Final Development Plan for the overall subdivision to include 216 single-family lots. The Final Plat of Subdivision for Phase 1 would create 121 single-family lots, along with six outlots. Access to the subdivision would be provided from Hassert Boulevard to the north and upon completion of the subdivision, access would also be provided from Essington Road to the west. In addition, connecting access points with the properties located to the south would be provided as part of a future development.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for Sawgrass Subdivision Phase 1 to allow for the creation of 121 lots, and six outlots, subject to the review and approval from the Co-Administrator for Public Services and Development Department.

DISCUSSION

Followed

Motion Tucker, second Flores to accept the recommendation of Planning Staff.
AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Vice Chair Cooper
Motion carried.

FINAL PLAT OF SUBDIVISION. SPRINGS OF LILY CACHE CREEK. APPLICANT: FREDERICK E. HOOD, CONTINENTAL, PULTE GROUP. PROJECT NO.: 420.20

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision to re-subdivide five lots of record at the Northwest corner of Lily Cache Lane and Veterans Parkway. The proposed development comprises approximately 28.09 acres, is zoned B-2 Community Retail and is currently being mass graded to allow the construction of the Springs at Lily Cache Creek development. In February of 2021, the Village Board of Trustees approved the Preliminary Development Plan with Variances for the overall development to include 320 high-end apartment units. Primary access to all lots would be provided off Veterans Parkway to the east. Additional access would be provided via Lily Cache Lane to the south, as well as shared access via a common drive aisle to the north, which is part of the overall development, commonly known as Country Aire Commons. The proposed Plat of Subdivision would subdivide the subject property into five lots of record. Lot 1 would be approximately 13.64 acres, Lot 4 would be approximately 2.90 acres, and Lot 5 would be approximately 2.56 acres. Each lot would be created for the Springs at Lily Cache Creek Development with primary access provided via Veterans Parkway. Lot 2 would be approximately 0.77 acres and would be created for future commercial development. Lot 3 would be approximately 4.13 acres and would be created as a drive aisle for use by the Springs at Lily Cache Creek Development and the Country Aire Commons development as a whole. Newly dedicated easements for utilities and access would be included.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for the Springs at Lily Cache Creek to allow for the development of a 320-unit high-end apartment community with associated variances, subject to the review and approval of the Co-Administrator for Public Services and Development Department.

DISCUSSION

None

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

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

NAYS: None

ABSENT: Vice Chair Cooper

Motion carried.

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali wished the Muslim Residents a very happy Eid-al-Adha.

COMMISSIONER'S REPORT

None

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Tucker, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:22 p.m.



CHAIRMAN



APPROVED



SECRETARY