

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 16, 2019**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:02 p.m., Wednesday, October 16, 2019.

ROLL CALL

Present: Commissioners J.D. Rhoades, Lawrence Cooper, Calvin Wright, Vice Chair Terri Bethune, Chairman Ali

Absent: Commissioner Margaret Hegber and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. BARBERS CORNER, 159 E. BOUGHTON ROAD. APPLICANT: VERNON JACKSON, BARBERS CORNER. PROJECT NO.: 426.19

Motion Vice Chair Bethune, second Rhoades to open the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for a Planned Development in order to allow a barbershop establishment at 159 E. Boughton Road. The subject property comprises approximately 2.09 acres, is currently zoned B-2 Community Retail and has an approximate 13,200 multi-tenant commercial building, commonly known as Bluebell Ridge Shopping Center, under construction. Access to the site would be provided off Boughton Road to the north, in addition to Barbers Corners Road to the west. Adequate parking would be provided onsite with the majority being provided on the north side of the site along Boughton Road and additional parking along east and west sides of the site. Per the Zoning Ordinance, a barbershop is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit. Per the applicant, the barbershop would offer hair styling and grooming services and operate between 9:00 a.m. and 8:00 p.m. seven days a week. The proposed barbershop would have five employees to start.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a barbershop, commonly known as Barbers Corner, at 159 E. Boughton Road.

DISCUSSION

None

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

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

APPROVAL OF FINDINGS OF FACT

PC 19.30 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 426.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DAZZLE NAIL & SPA, 128 E. BOUGHTON ROAD. APPLICANT: SHA WU, DAZZLE NAIL & SPA. PROJECT NO.: 427.19

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing opened at 8:07 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for a Planned Development in order to allow a nail salon and spa establishment at 128 E. Boughton Road. The subject property comprises approximately 6.78 acres, is currently zoned B-2 Community Retail and consists of a multi-tenant commercial building, commonly known as Julian’s Plaza. Access to the subject property is from multiple points off of Bolingbrook Drive and Boughton Road. The shopping center has adequate parking for the proposed use. Per

the Zoning Ordinance, a nail salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a nail salon and spa establishment. Per the applicant, the hours of operation would be 10:00 a.m. to 8:00 p.m. Monday through Friday, 10:00 a.m. to 7:00 p.m. on Saturday and 11:00 a.m. to 5:00 p.m. on Sunday. The proposed nail salon would have five employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a nail salon and spa establishment, commonly known as Dazzle Nail and Spa, at 128 E. Boughton Road.

DISCUSSION

None

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune,
Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing closed 8:08 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.31 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 427.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune,
Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. ZEDA NAILS & SPA, 333 N. WEBER ROAD. APPLICANT: MELINDA QUACH, ZEDA NAILS & SPA. PROJECT NO.: 428.19

Motion Vice Chair Bethune, second Schank to open the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune,
Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing opened at 8:10 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for a Planned Development in order to allow a nail salon and spa establishment at 333 N. Weber Road. The subject property comprises approximately 6.73 acres, is currently zoned B-2 Community Retail and the proposed tenant space is located within Maple Park Place shopping plaza. The shopping center has adequate parking for the proposed use along with two direct entryways off Weber Road to the east. Per the Zoning Ordinance, a nail salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a nail salon and spa establishment, which specializes in manicures, pedicures, waxing and facials, at 333 N. Weber Road. The business currently operates out of 321 N. Weber Road; however, they are looking to expand their operation. Per the applicant, the hours of operation would be 9:00 a.m. to 8:00 p.m. Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturday and 11:00 a.m. to 5:00 p.m. on Sunday. The proposed salon would have 15 employees upon re-opening.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a nail salon and spa establishment, commonly known as Zeda Nails & Spa, at 333 N. Weber Road.

DISCUSSION

None

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing closed 8:14 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.32 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 428.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. LUSH NAIL BAR, 161 E. BOUGHTON ROAD. APPLICANT: ANTHONY NGUYEN, LUSH NAIL BAR. PROJECT NO.: 429.19

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing opened at 8:17 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for a Planned Development in order to allow a nail salon and spa establishment at 161 E. Boughton Road. The subject property comprises approximately 2.09 acres, is currently zoned B-2 Community Retail and has an approximate 13,200 multi-tenant commercial building, commonly known as Bluebell Ridge Shopping Center, under construction. Access to the site would be provided off Boughton Road to the north, in addition to Barbers Corners Road to the west. Adequate parking would be provided onsite. Per the Zoning Ordinance, a nail salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a nail salon and spa establishment at 161 E. Boughton Road. Per the applicant, the hours of operation would be 9:00 a.m. to 8:00 p.m. seven days a week. The proposed salon would have four employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a nail salon and spa establishment, commonly known as Lush Nail Bar, at 161 E. Boughton Road.

DISCUSSION

Melinda Quach, Bolingbrook, IL, sworn. Ms. Quach stated she is the current owner of Zeda Nails and was looking to expand to a larger space. She had concerns on the amount of nail salons allowed in Bolingbrook. She wanted to know if there was a limit because she is afraid she would lose business.

Chair Ali commented that Staff should consider these types of businesses to be a permitted use versus a Special Use because the retail environment is evolving.

Motion Schank, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing closed 8:20 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.33 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 429.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. F45 FITNESS, 554 W. BOUGHTON ROAD. APPLICANT: VANESSA KING, FAB & FIT FITNESS, LLC. PROJECT NO.: 430.19

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing opened at 8:22 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting a Special Use Permit for a Commercial Recreation Facility in order to allow a fitness center at 554 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. 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, a commercial recreation facility is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit. Per the applicant, F45 Fitness is a global training community specializing in innovative, high-intensity group workouts that are fast, fun and proven to get rapid results for members. Per the applicant, the hours of operation would be 5:00 a.m. to 12:00 p.m. and 3:30 p.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 10:30 a.m. on Saturday and Sunday. The proposed fitness center would have between 5 to 6 employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility to allow a fitness center, commonly known as F45 Fitness at 554 W. Boughton Road.

DICUSSION

Vice Chair Bethune asked if they would use equipment or only hold classes. Chair Ali asked if they were high-intensity workouts and if they would incorporate weight loss programs. Commissioner Wright questioned if these classes were similar to Zumba. Commissioner Rhoades questioned the membership fees.

Vanessa King, Downers Grove, IL, sworn. Ms. King stated this was a group training facility, which was an Australian born company. She said it has grown globally and holds classes all over the world. She said that it did not matter what part of the world you were in if you went into a Studio on a certain day all the Studios around the world would be doing the exact same workout. She explained it is a 45-minute workout more comparable to HIIT. She said it is high-intensity interval training. That this would not be like a big box gym, it would only hold up to 25 people per class. She said each day alternates, Monday, Wednesday and Friday would be cardio, Tuesday, Thursday and Sunday would be resistant days. She said they would offer an eight-week weight loss challenge. She went on to say the foundation membership fee would be \$30.00 per week, and that she said she was currently opening a location in Lisle and that this would be her second location.

Motion Rhoades, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried, public hearing closed 8:27 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.33 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 430.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

NEW BUSINESS

FINAL PLAT OF SUBDIVISION. LIBERTY GREEN SUBDIVISION PHASE 2. APPLICANT: ROB GETZ, PULTE GROUP. PROJECT NO.: 411.18

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision for Phase 2 in order to allow for the development of 71 single-family homes in an age-restricted community commonly known as Liberty Green Subdivision. The overall subdivision is zoned R-3 Single Family Residential, is 50.87 acres in size and is currently under construction. In September of 2018, the Village Board of Trustees approved the Final Development Plan for the overall subdivision to include 155 single-family lots. The Final Plat of Subdivision for Phase 1 created 84 single-family lots, along with six outlots. The Final Plat of Subdivision for Phase 2 illustrates the development of the remaining 71 single-family lots each ranging in size from 8,100 and 21,182 square feet, along with three additional outlots. Access to the subdivision is currently provided from Francis Scott Key Boulevard and upon completion of the subdivision, access would also be provided from Essington Road to the northwest. In addition, connecting access points with the properties located to the north would be provided as part of a future development.

RECOMMENDATION

Staff recommends approval of a Final Plat of Subdivision for Liberty Green Subdivision Phase 2 to allow 71 lots, subject to the review and approval from the Director of Public Services and Development Department

DISCUSSION

Mr. Eastman stated Pulte Group has currently sold 44 lots and nine are closed and occupied.

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

AYES: Commissioners Schank, Cooper, Rhoades, Wright, Vice Chair Bethune,
Chair Ali

NAYS: None

ABSENT: Commissioners Hegber and Campos

Motion carried.

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali stated that after 21 years of service in the Plan Commission, Commissioner JD Rhoades was retiring from this commission. He wanted to thank her for her dedication and service, and said the next Commissioner had big shoes to fill. He went on to say she was supportive and helped where needed.

COMMISSIONER'S REPORT

Commissioner Rhoades stated it has been great to serve. She went on to say they were Citizen Planners, a community service that they do because they care about the community they live in. She said they want to see how it is going to be shaped and see how in 50 years it is going to transform. She said being part of that had been very

special and she learned a lot. That the Mayor, Board of Trustees and everyone that has worked with her has been awesome.

Commissioner Bethune wanted to let Commissioner Rhoades it was a pleasure working with her. Commissioner Schank added that she would be missed. Commissioner Wright also said it was a pleasure. He added he wanted to thank his fellow Veterans for their services, and said if you see a Veteran thank them because it truly means a lot to them. He went on to wish everyone a Happy Veterans Day and Happy Halloween,

PLANNING DEPARTMENT REPORT

Mr. Eastman reiterated that it has been great working with Commissioner Rhoades, that she is one of the few commissioners that has been on the board since he started in 2006. He said she has helped approve lots of different projects. He thanked her and stated he hopes to see her around and stay involved in the community. He ended with a Happy Halloween and Veterans Day.

ADJOURNMENT

Motion Wright, second Rhoades to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 8:37 p.m.

CHAIRMAN

APPROVED

SECRETARY