

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
October 21, 2020**

CALL TO ORDER

Chairman Ali called the meeting to order at 7:59 p.m., Wednesday, October 21, 2020.

ROLL CALL

Present: Commissioners Lon Schank, Lawrence Cooper, Inez Flores, Calvin Wright, Rick Campos, Chairman Ali

Absent: Commissioners Barrington Tucker, Margaret Hegber and Vice Chair Terri Bethune

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. MASTER AXE, 623 E. BOUGHTON ROAD, SUITE 150. APPLICANT: TOM CASTIGNOLI, THE PROMENADE BOLINGBROOK. PROJECT NO.: 405.20

Motion Wright, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing opened at 8:00 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation in order to allow an axe throwing facility with hours beyond 10:00 p.m. at 623 E. Boughton Road, Suite 150. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as The Promenade Bolingbrook. Per the Village's Zoning Ordinance, a commercial recreation facility, along with hours of operation beyond 10:00 p.m., require a Special Use Permit within the B-2 Community Retail Zoning District. As such, the applicant is proposing a 3,599 square foot axe throwing facility commonly known as Master Axe with hours of operation until 9:00 p.m. Sunday through Thursday, and 11:00 p.m. on Friday and Saturday. The floor plan would include three axe-throwing lanes and two archery lanes to accommodate both walk-ins

and reservation only hours. Per the applicant, they would have four employees depending on volume. Staff finds that the requested hours of operation would be consistent with other businesses within The Promenade.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Master Axe, located at 623 E. Boughton Road, Suite 150, to remain open until 11:00 p.m. on Friday and Saturday.

DISCUSSION

Chair Ali asked what the business entailed. Mr. Eastman explained that they will have two throwing lanes and lots of different games that can be played that are similar to darts aiming for a bullseye. He said they are similar to team building, same as other Commercial Recreation Facilities in the Mall. He went on to say small groups would rent a lane for one to two hours and play as much as they want during that time. He added that in this facility the applicant is planning to also have two Archery lanes, which is similar to axe throwing, but instead using a bow.

Motion Cooper, second Flores to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing closed 8:04 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.13 Approval of a Special Use Permit for a Commercial Recreation Facility with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 405.20

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Schank, Cooper, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. HIP HOP FIT, 639 E. BOUGHTON ROAD, SUITE 150. APPLICANT: TOM CASTIGNOLI, THE PROMENADE BOLINGBROOK. PROJECT NO.: 417.20

Motion Flores, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing opened at 8:06 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Commercial Recreation Facility in order to allow a dance/fitness studio at 639 E. Boughton Road, Suite 150. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as The Promenade Bolingbrook. Per the Village's Zoning Ordinance, a commercial recreation facility requires a Special Use Permit within the B-2 Community Retail Zoning District. As such, the applicant is proposing a 4,274 square foot dance/fitness studio commonly known as Hip Hop Fit with hours of operation between 9:00 a.m. and 8:00 p.m. The studio will also conduct retail merchandise sales of fitness apparel, videos, and pre-packaged individual snacks. Per the applicant, one person would be employed.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility in order to allow a dance/fitness studio commonly known as Hip Hop Fit at 639 E. Boughton Road, Suite 150.

DISCUSSION

Commissioner Cooper had concerns with noise levels to surrounding businesses and asked if they would have soundproof walls. Commissioner Campos asked if this was similar to other tenants at the mall and commented that other clothing stores have very loud music at all times and was never an issue.

Mr. Eastman stated they have to abide by all the rules and regulations of The Promenade, and this would be no different to other fitness and yoga studios around town. He added that if complaints are done, they would be addressed.

Tom Castignoli, Bolingbrook, IL, sworn. Mr. Castignoli stated they have a 10-day termination option on their lease, if it would become a problem. He added that he does not foresee that happening, and would have enforcement action if it were to become a problem. He added that he has never had noise complaints from other tenants that have loud music.

Chair Ali said the mall always does a decent job monitoring things similar to this concern.

Motion Flores, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing closed 8:13 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.14 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 417.20

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: Schank, Cooper, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune
Motion carried.

**SPECIAL USE PERMIT FOR A RELIGIOUS INSTITUTION. BOLINGBROOK
COMMUNITY CHURCH, 425 QUADRANGLE DRIVE, SUITE 110. APPLICANT:
CALVIN QUARLES. PROJECT NO.: 418.20**

Motion Wright, second Schank to open the public hearing.
AYES: Commissioners Schank, Cooper, Flores, Wright, Campos, Chair Ali
NAYS: None
ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune
Motion carried, public hearing opened at 8:15 p.m.

Planner, Lindsey Miller, presented the request. The applicant is requesting approval of a Special Use Permit for a Religious Institution in order to allow a religious institution with weekly services and studio production at 425 Quadrangle Drive, Suite 110. The subject property comprises approximately 1.6 acres, is zoned B-4 Commercial Urban Development, and consists of a multi-tenant office building. Access to the property would be provided from Quadrangle Drive to the east. Per the Zoning Ordinance, a church, place of worship and/or religious institution is not listed as a Permitted Use within the B-4 Zoning District. As a result, The Bolingbrook Community Church is requesting a Special Use Permit to occupy the approximate 1,470 square foot tenant space located at 425 Quadrangle Drive, Suite 110 for the purpose of operating a religious institution with weekly services and studio production. Per the applicant, in addition to Sunday services from 8:00 a.m. to 2:00 p.m., the church would maintain administrative hours, Monday through Friday from 9:00 a.m. to 5:00 p.m. On Wednesday evenings, additional services are offered from 6:00 p.m. to 9:00 p.m. The church intends to hold multiple service times to accommodate future growth. Per the applicant, they would have three employees. Based upon the proposed size of the worship area, Suite 110 has a max capacity of 49 people. Per the applicant, on an average Sunday the church hosts a congregation of 30 people. There are 95 parking stalls available; Staff has determined parking is adequate for the occupation of Suite 110.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Religious Institution, commonly known as, The Bolingbrook Community Church to occupy the property located at 425 Quadrangle Drive, Suite 110.

DISCUSSION

None

Motion Wright, second Flores to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing closed 8:17 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.15 Approval of a Special Use Permit for a Religious Institution and Adoption of Findings of Fact. Project No.: 418.20

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Schank, Cooper, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried.

REZONING FROM E-R TO I-1, SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. MONTANA CHARLIE'S LITTLE AMERICA FLEA MARKET. 255 S. JOLIET ROAD. APPLICANT: PAUL LOMBARDO. PROJECT NO.: 419.20

Motion Schank, second Flores to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing opened at 8:19 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial and a Special Use Permit for a Planned Development in order to rezone the property to I-1 Limited Industrial, per the Amended Annexation Agreement, and to allow the flea market and existing conditions to remain at 255 S. Joliet Road. The applicant is seeking approval of a rezoning for the above-referenced property from E-R Estate Residential to I-1 Limited Industrial, which was part of Ordinance #10-079, approving an Amended Annexation Agreement. Whenever a property is annexed into the Village it is initially classified E-R Estate Residential necessitating a rezoning to a more appropriate zone. In this instance, the appropriate classification is I-1 Limited Industrial since most of the surrounding properties are so zoned. Multiple access drives exist off Joliet Road along the east side of the property. The applicant is also seeking approval of a Special Use Permit in order to allow existing site conditions and land use commonly known as Montana Charlie's, to continue.

RECOMMENDATION

Staff recommends approval of a rezoning from E-R Estate Residential to I-1 Limited Industrial for the property located at 255 S. Joliet Road.

Staff further recommends approval of a Special Use Permit for a Planned Development in order to allow existing site conditions and land use, including the flea market, commonly known as Montana Charlie's, to continue subject to:

1. Any future development of the subject property shall comply in all respects with the provisions in the Building, Plumbing, Electrical, Fire Prevention, Zoning and Development Codes of the Village and all other germane codes and ordinances of the Village in effect on the date that an application for a building permit for such development or construction is filed.

DISCUSSION

None

Motion Wright, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried, public hearing closed 8:22 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.16 Approval of a Rezoning from E-R to I-1, Special Use Permit and Adoption of Findings of Fact. Project No.: 419.20

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Schank, Cooper, Flores, Wright, Campos, Chair Ali

NAYS: None

ABSENT: Commissioners Tucker, Hegber, Vice Chair Bethune

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

Pastor Quarels thanked the Village and Commissioners for tonight's approval. He also thanked Matt and Staff for making this a smooth process. He stated he has been part of Bolingbrook for a long time and he considers it his home. He added that he thanked God for the opportunity and was excited to expand and grow.

CHAIR’S REPORT

Chair Ali asked everyone to continue staying safe amidst the Pandemic, and that his heart goes out to all the restaurants.

COMMISSIONER’S REPORT

Commissioner Schank welcomed new Planner, Lindsey Miller.

PLANNING DEPARTMENT REPORT

Mr. Eastman introduced new Planner, Lindsey Miller and stated she is a great asset to the Village and has been helping him greatly. He asked that we all continue to help local small businesses during this Pandemic so they can still be around when it is all over. He added that the Census had concluded and that Bolingbrook had an 80% response. He thanked everyone for their work and participation. He went on to say in the 2010 Census, Bolingbrook finished at 76% and is hopeful that in the next Census, Bolingbrook reaches the 85 to 90% range.

ADJOURNMENT

Motion Ali, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 8:28 p.m.

CHAIRMAN

APPROVED

SECRETARY