

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
October 18, 2017**

**CALL TO ORDER**

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, October 18, 2017.

**ROLL CALL**

Present: Commissioners Mir Ali, Margaret Hegber, J.D. Rhoades, Calvin Wright, Chairman Schank

Absent: Commissioner Terri Bethune, Mary Alexander-Basta, Rick Campos, Vice Chair Seymoure Pritikin

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY WITH EXTENDED HOURS OF OPERATION. EPIC AIR, 360 VETERANS PARKWAY, SUITE 100. APPLICANT: KEVIN REMPERT, EPIC AIR LLC. PROJECT NO.: 427.17**

Motion Wright, second Hegber to open the public hearing.

AYES: Commissioners Ali, Hegber, Rhoades, Wright, Chair Schank

NAYS: None

ABSENT: Commissioners Bethune, Alexander-Basta, Campos, Vice Chair Pritikin

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant, Kevin Rempert, the owner of Epic Air Trampoline Park, has formerly requested to continue the project to the November 15, 2017 meeting due to negotiations still being ongoing with the property management company.

Motion Rhoades, second Wright to continue the public hearing to November 15, 2017.

AYES: Commissioners Ali, Hegber, Rhoades, Wright, Chair Schank

NAYS: None

ABSENT: Commissioners Bethune, Alexander-Basta, Campos, Vice Chair Pritikin

Motion carried, public hearing continued 8:03 p.m.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. PARADIGM, 560 W. BOUGHTON ROAD. APPLICANT: ERNEST BROWN. PROEJCT NO.: 428.17**

Motion Hegber, second Wright to open the public hearing.

AYES: Commissioners Ali, Hegber, Rhoades, Wright, Chair Schank

NAYS: None

ABSENT: Commissioners Bethune, Alexander-Basta, Campos, Vice Chair Pritikin

Motion carried, public hearing opened at 8:04 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 in order to allow a hair salon and spa establishment at 560 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. However, per the Zoning Ordinance, a hair salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a hair salon and spa at 560 W. Boughton Road. Per the applicant, along with hair styling and grooming, the salon would offer massage therapy, manicure/pedicure as well as skin care and informative tips for wellness. Per the applicant, the hours of operation would be 9:00 a.m. to 7:00 p.m. Monday through Saturday and 11:00 a.m. to 5:00 p.m. on Sunday. The proposed salon would have 10 to 15 employees based upon need.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a hair salon, commonly known as Paradigm at 560 W. Boughton Road.

**DISCUSSION**

Commissioner Wright questioned if the complimentary beverage and wine would require a liquor license.

Mr. Eastman said that the applicant and Staff met with Administration to discuss the specific use, and due to the fact that the alcohol is not being sold they would not require a liquor license. He said the owner would still be obligated to ID everyone he offers the service to, but no liquor license. He explained that many times high-end salons offer champagne or wine, and that it is becoming more common.

Motion Rhoades, second Ali to close the public hearing.

AYES: Commissioners Ali, Hegber, Rhoades, Wright, Chair Schank

NAYS: None

ABSENT: Commissioners Bethune, Alexander-Basta, Campos, Vice Chair Pritikin

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

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

AYES: Commissioners Ali, Hegber, Rhoades, Wright, Chair Schank

NAYS: None

ABSENT: Commissioners Bethune, Alexander-Basta, Campos, Vice Chair Pritikin

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 17.25 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 428.17

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

Voice Vote: Unanimous

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 Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Schank adjourned the meeting at 8:09 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY