

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
November 20, 2019**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, November 20, 2019.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Calvin Wright, Margaret Hegber, Vice Chair Terri Bethune, Chairman Ali

Absent: Commissioner Lawrence Cooper and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. SPECTRUM NURSES TRAINING, 354 N. SCHMIDT ROAD. APPLICANT: BERKO OWUSU. PROJECT NO.: 431.19

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

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 Planned Development in order to allow a professional office offering certified nursing commonly referred to as CNA training at 354 N. Schmidt Road. The subject property comprises approximately 1.4 acres, is currently zoned B-2 Community Retail is part of an overall retail shopping center commonly known as the Riverwoods Shopping Plaza. Access to the subject property is from a shared access point off Boughton Road to the northeast and a direct point of access off Schmidt Road to the west. The property has adequate parking for the proposed use. Per the Zoning Ordinance, a medical and/or professional office is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow CNA training, commonly known as Spectrum Nursing Training, at 354 N. Schmidt Road. Per the applicant, the hours of operation would be 8:00 a.m. to 4:30 p.m. on Saturday and Sunday, and on as needed basis during the weekdays. Per the applicant, there would approximately three employees, including the instructor.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow Spectrum Nurses Training at 354 N. Schmidt Road.

DISCUSSION

Chair Ali questioned if they would only occupy one store. Mr. Eastman stated this location was formerly a tobacco shop that they were previously located around the corner at 481 W. Boughton Road and were there for over ten years.

Motion Wright, second Schank to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

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

APPROVAL OF FINDINGS OF FACT

PC 19.35 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 431.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. THE KRAV GYM, 485 W. BOUGHTON ROAD. APPLICANT: MICHAEL JOZWIAK. PROJECT NO.: 432.19

Motion Hegber, second Wright to open the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Commercial Recreation Facility in order to allow a fitness center at 485 W. Boughton Road. The subject site comprises approximately 4.48 acres,

is currently zoned B-2 Community Retail and is part of a unified development commonly known as Riverwoods Plaza. 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 to allow a fitness center, commonly known as The Krav Gym, at 485 W. Boughton Road. Per the applicant, The Krav Gym would provide quality self-defense and fitness training using basic padding with an open floor plan. Per the applicant, the hours of operation would be 11:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:30 p.m. Monday through Friday, 8:30 a.m. to 2:00 p.m. on Saturday and closed on Sunday. The proposed fitness center would have four employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility to allow a fitness center, commonly known as The Krav Gym, at 485 W. Boughton Road.

DISCUSSION

Chair Ali commented that he was excited about this type of business. He asked what Krav Maga was, if there was an extra charge to use other gyms, if all the instructors were certified, how long classes last and if they had a website. Commissioner Hegber questioned if this was for all ages, if this was the only one in the area, and if they had a limit on the number of participants in a group per session. Vice Chair Bethune questioned if this was offered only to women and what was the membership fee. Commissioner Tucker commented that this was a very unique gym.

Michael Jozwiak, Bolingbrook, IL, sworn. Mr. Jozwiak stated the United States Krav Maga Association (USKMA) is centrally organized through one governing body so regardless of where in the country you are located if there is a USKMA facility you can take a class without any additional charge. He said there were 63 affiliates in the country and the setup of the classes as well as the materials in the way it is taught is exactly the same. He stated they had different membership options, that they have one-year terms as well as a month-to-month basis. He explained most of the participants are young adults and adults. He said they will offer kids Jiu-Jitsu programs, and were currently developing a kids Krav program as an "Anti-Bullying" campaign. He added their goal was something to fit everyone's fitness needs whether it is self-defense aspect or just fitness. He said they have curriculum specific to law enforcement. He said they would also offer overlapping classes; which means if kids are taking a class the adults could be taking a class at the same time. He said all instructors are certified and that this was not a typical martial arts studio. He stated there were currently only three people in the country that can certify you as an instructor. He went on to say a typical Krav class is from 45 to 55 minutes, a Jiu-Jitsu class is about an hour and a fitness specialized program is 30 minutes. He explained there was only one location in this area, that there was a clause that does not allow another USKMA facility to open within 25 miles of another. He said they do not have a limit on the number of participants, but one instructor cannot have more than 18 students. He went on to say they would have multiple instructors present at all times.

Motion Wright, second Flores to close the public hearing.

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair
Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

Motion carried, public hearing closed 8:15 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.36 Approval of a Special Use Permit for a Commercial Recreation Facility
and Adoption of Findings of Fact. Project No.: 432.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Flores, Wright, Hegber, Vice Chair
Bethune, Chair Ali

NAYS: None

ABSENT: Commissioners Cooper and Campos

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chair Ali wanted to wish everyone a safe Holiday.

COMMISSIONER’S REPORT

Commissioner Hegber wanted to wish everyone a healthy and Happy Thanksgiving. Commissioner Wright congratulated the Bolingbrook Raiders for a fantastic season, he added they ranked 22.

PLANNING DEPARTMENT REPORT

Mr. Eastman said the last meeting of the year would be on December 18, 2019. He reiterated Happy Thanksgiving to everyone, and welcomed new members Barrington Tucker and Inez Flores. He added it was nice to have new faces on the commission and that he looked forward to working with them.

ADJOURNMENT

Motion Hegber, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 8:18 p.m.

CHAIRMAN

APPROVED

SECRETARY