

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
March 21, 2018**

**CALL TO ORDER**

Acting Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, March 21, 2018.

**ROLL CALL**

Present: Commissioners Terri Bethune, Mir Ali, Margaret Hegber, J.D. Rhoades, Mary Alexander-Basta, Calvin Wright, Rick Campos

Absent: Vice Chair Seymoure Pritikin, Chairman Schank

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Wright to approve Minutes of the November 15, 2017, December 20, 2017 and January 17, 2018 meetings of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES. THE RANGE AT 355, 9003 MURPHY ROAD. APPLICANT: JAY WHITE. PROJECT NO.: 417.17**

Motion Hegber, second Rhoades to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

Motion carried, public hearing opened at 8:03 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of an Amendment to a Special Use Permit for a Planned Development with Variances in order to allow for a larger development sign with a digital message board at The Range at 355. In July 2017, the applicant received permission to construct a 50-foot pole sign, not to exceed 200 square feet in area. The applicant is proposing to add an approximate 120 square foot digital message board, to the previously approved 50-foot pole sign. If approved, the overall sign text area would be approximately 297 square feet, which would remain a minimum of 10 feet from any drive aisle and/or property line. Per the applicant, the request is being made due to the ideal visibility and proximity to I-355. Staff supports the variance as requested since the proposed sign is consistent with other similar pole signs located in view of I-355 within the surrounding area.

**RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit to allow a 50-foot tall pole sign, not to exceed 300 square feet in area, including a 120 square foot digital message board for The Range at 355 located at 9003 Murphy Road.

**DISCUSSION**

Commissioner Hegber questioned if the message board would be directly under the illuminated sign, if the message board would be on 24 hours a day and if the sign was two-sided. Commissioner Wright asked if the message board was to only advertise their business.

Mr. Eastman stated the LED message board would have to conform to whatever zone the location is in, that the area is industrial and along the highway so it would be able to function 24/7. He mentioned that if there were ever any complaints Staff would look at the lumen levels and brightness. He added that the sign would be two-sided and that the message board would be below the illuminated sign. He went on to say the sign would be for advertising of their business, but that the applicant is willing to work with the Village to include Amber and weather alerts.

Motion Campos, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos  
NAYS: None  
ABSENT: Vice Chair Pritikin, Chair Schank  
Motion carried, public hearing closed 8:07 p.m.

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

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos  
NAYS: None  
ABSENT: Vice Chair Pritikin, Chair Schank  
Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 18.04 Approval of an Amendment to a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 417.17

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

Voice Vote: Unanimous  
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AND FINAL DEVELOPMENT PLAN. CHRISTIAN BROTHERS AUTOMOTIVE, 714 S. WEBER ROAD. APPLICANT: KEVIN KENNIFF, BOLLINGER, LACH & ASSOCIATES, INC, PROJECT NO.: 400.18**

Motion Wright, second Hegber to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos  
NAYS: None  
ABSENT: Vice Chair Pritikin, Chair Schank  
Motion carried, public hearing opened at 8:10 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 Plan in order to allow for the construction of an automotive repair and service facility at 714 S. Weber Road. The

overall subject property comprises approximately 1.37 acres, is zoned I-1 Limited Industrial and is currently undeveloped. The Village Board of Trustees approved the original Annexation, Rezoning, and Special Use Permit for a Planned Unit Development with Variances and Concept Plan, as well as an Amendment in 2006 and 2017. Direct access is provided to the subject property via Weber Road. Adequate detention would be provided offsite to the south. The applicant is proposing to construct a 6,034 square foot automobile repair and service facility, including 10 overhead doors, five along the north side and five along the south side of the building. Parking spaces would be provided on the north, south and west sides of the site to meet code. Per the applicant, the majority of the vehicles left overnight are required to be stored within the secure bays for security and insurance purposes. Per the Zoning Ordinance, an automobile repair and/or service facility is not permitted within the I-1 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Christian Brothers Automotive at 714 S. Weber Road. Per the applicant, the services provided include light maintenance and repair, which includes automotive computer diagnostics, brakes, AC services, drivetrain, suspension and mechanical malfunctions involving electrical components. Christian Brothers Automotive does not perform tire recapping or body repair. Per the applicant, the hours of operation would be 7:00 a.m. to 7:00 p.m. Monday through Friday and closed on the weekends; however, they are open on Saturday for the first 180 days of operation. Per the applicant, the business is manned by 8 to 10 employees and the owner/franchisee.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow Christian Brothers Automotive at 714 S. Weber Road.

Staff recommends approval of a Final Development Plan, subject to:

1. All of Staff's comments from the submittal dated February 16, 2018, being addressed.
2. Approval of the Director of Public Services and Development Department.

### **DISCUSSION**

Commissioner Campos asked if they were proposing one or two buildings. Mr. Eastman stated only one building was proposed.

Motion Bethune, second Campos to close the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

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

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

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 18.05 Approval of a Special Use Permit for a Planned Development, Final Development Plan and Adoption of Findings of Fact. Project No.: 400.18

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DOG DAYZE DOGGY DAYCARE AND BOARDING, 570 W. BOUGHTON ROAD. APPLICANT: JEFF BOWEN, DOG DAYZE, LLC. PROJECT NO.: 401.18**

Motion Wright, second Campos to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

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 Special Use Permit for a Planned Development in order to allow a dog daycare and boarding facility with an outdoor play area at 570 W. Boughton Road. The subject property comprises approximately 2.76 acres, is developed with two commercial buildings, totaling approximately 22,000 square feet, and is zoned B-2 Community Retail. The property was rezoned from E-R to B-2 Community Retail in July 2006, and later received approval of a Special Use Permit for a Planned Commercial Development with Variances and Final Development Plan in 2009. Access to the subject property is provided off Boughton Road to the south. The applicant is proposing to occupy the 8,000 square foot building, which runs parallel to Boughton Road, near the southwest corner of the overall site and construct an approximately 1,350 square foot outdoor play area, enclosed by a privacy fence, directly north of the subject building. The proposed construction of the outdoor play area would result in the removal of nine parking stalls. Per the Zoning Ordinance, the overall development, when originally constructed, required 110 parking stalls; however, the applicant installed 150 parking stalls and allocated 36 stalls for the future development to the west. With the proposed construction of the outdoor play area, the overall number of parking stalls would be reduced to 141 onsite. Thus, 31 spaces would be allocated for the future development for the property to the west. Per the Zoning Ordinance, a dog daycare and/or boarding facility is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Dog Dayze Doggie Daycare & Boarding to occupy the existing 8,000 square foot building, including the 2,500 square foot mezzanine, at 570 W. Boughton Road. Per the applicant, the dog daycare would have the capacity for up to 70 dogs during the day and 42 overnight boarding suites, while maintaining a staff to dog ratio of 1:10 with as many as 20 employees, depending on demand. Per the applicant, the hours of operation for the dog daycare would be from 6:30 a.m. to 6:30 p.m. Monday through Friday, 8:00 a.m. to 5:30 p.m. on Saturday and Sunday. Dogs being boarded would be on the premise 24/7 with video surveillance and would not be taken outside between the hours of 10:00 p.m. and 7:00 a.m.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow Dog Dayze Doggie Daycare and Boarding at 570 W. Boughton Road.

**DISCUSSION**

Commissioner Bethune questioned where this location was in relation to Kiddie Academy Day Care, if they would be staffed overnight, if dogs would be in the mezzanine and what they anticipate the price point to be. Commissioner Hegber asked if the interior of the building would have soundproofing and how the dogs would be tracked. Commissioner Rhoades questioned if the upper level would be proposed in a future development, if they would have a cleaning service and if it was common practice not to have staff overnight. She also commented that this was a great idea and addition to Bolingbrook. Commissioner Ali questioned the in/out traffic of the facility. Commissioner Campos asked how things would be handled in case of a fire, how

many crates they would have per room, if this was their first location and if they would offer medical treatment.

Mr. Eastman demonstrated where the proposed project was in relation to Kiddie Academy. He explained that the applicant would be using the mezzanine with around 22 dog suites. He added that if this project was approved there was a code that if a mezzanine is over 1,000 square feet and being used as part of the business it is required to have access to the mezzanine via an elevator and that owner was aware of this code and willing to install an elevator. He also said this facility would partner with a local animal hospital and grooming service.

Jeff Bowen, Bolingbrook, IL, sworn. Mr. Bowen stated that as they start to build out the space they would figure out how to noise proof the building, that he would have the ability of staying overnight but that it was not common practice. He added that they would have 24/7 surveillance. He also said in case of a fire they would use the outside play area and he would have a special was on tying them up so they will not run away. He explained this would be worse case scenario and hopes it never happens. He added that the number of crates would depend on the number of dogs and puppies that they would have. He added that they would have a wet/dry cleaning system and that they would disinfect the facility every day. He went on to say that they would be an upscale, clean and welcoming environment with the convenience of being right off of Boughton Road when people would be going or coming from work. He said that their prices would vary but that at this point they anticipate them being \$65.00 for an overnight stay and \$30.00 for daycare, he added that if the daycare would be for more than one day or multiple dogs they would offer a discount.

Motion Campos, second Wright to close the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

Motion carried, public hearing closed 8:45 p.m.

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

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos

NAYS: None

ABSENT: Vice Chair Pritikin, Chair Schank

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 18.06 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 401.18

Motion Rhoades, second Alexander-Basta 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**

Acting Chairman Alexander-Basta wanted to wish Chairman Schank a get well and a speedy recovery.

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

Mr. Eastman also wanted to wish Chairman Schank a get well and a Happy Easter. He also said everyone filled in very well considering it was a last minute decision.

**ADJOURNMENT**

Motion Wright, second Rhoades to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Schank adjourned the meeting at 8:48 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY