

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
May 15, 2019**

**CALL TO ORDER**

Chairman Mir Ali called the meeting to order at 8:00 p.m., Wednesday, May 15, 2019.

**ROLL CALL**

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

Absent: Commissioner Lawrence Cooper and Vice Chair Terri Bethune

Staff: Planning & Zoning Administrator, Matt Eastman; Village Engineer, Tom Pawlowicz

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH A VARIANCE. LOGIM LOVE CENTER, 538 E. BOUGHTON ROAD. APPLICANT: HENRI ANTWI. PROJECT NO.: 404.19**

Motion Wright, second Hegber to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing opened at 8:01 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 with a Variance in order to allow a religious institution, including associated accessory uses with a parking variance at 538 E. Boughton Road. The subject property comprises approximately 5.3 acres, is zoned R-3 Single Family and consists of the East Boughton Park retail center. The Village Board of Trustees approved the original Special Use Permit for a Mixed Use Development and Preliminary Development Plan for East Boughton Park in 1982, as well as Amendments to the Special Use Permit in 1996 and 1998, which granted additional permitted commercial uses and a parking variance to the property. Access to the property would be provided via a direct access point off Boughton Road. Per the Ordinance #96-125, a church, place of worship and/or religious institution is listed as a Permitted Use. Per the Ordinance #98-004, the overall number of parking stalls required was reduced from 206 to 192. Per the applicant, LOGIM Love Center is requesting to occupy the approximate 7,040 square foot condo located at 538 E. Boughton Road for the purpose of conducting a religious institution, including associated accessory uses and activities. Per the attached drawing provided by the applicant, approximately 1,100 square feet of floor area would be allocated for the worship area and the remaining 5,940 square feet would be allocated for offices, a conference room and storage associated with the function of the church and counseling business. Per the applicant, the space would be utilized for religious counseling Monday through Thursday 9:00 a.m. to 6:00 p.m. and Friday 6:00 p.m. to 10:00 p.m. Per the applicant, the church would hold services from 2:00 p.m. to 7:00 p.m. on Saturday and Sunday. Per the Zoning Ordinance, churches, places of worship and/or religious institutions must provide one parking space for each three seats. Per the proposed floor plan, the worship area would allow for a maximum of approximately 157 seats, thus requiring 52 parking spaces. The overall development has 192 parking stalls onsite;

however, based upon the breakdown of the businesses currently located within the retail center, in addition to the proposed religious institution, 233 parking stalls would be required. The Staff has, on occasion, supported such deficiencies based upon the days and times the religious institution would hold their services, subject to Staff periodically monitoring times of usage and the parking situation in order to ensure overflow or off-site parking has not become an issue. Uses such as, but not limited to, homeless shelter/boarding/lodging houses, soup kitchen, daycare center/nursery school, commercial/trade school, and public/private school would not be permitted uses by right, and would not be considered permitted accessory uses commonly associated with a church or place of worship. In the event that the applicant wanted to operate one of these uses at the subject site, an additional Special Use Permit (requiring a public hearing) would be required.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a LOGIM Love Center to occupy the property located at 538 E. Boughton Road, hereby reducing the minimum number of parking stalls from 233 to 192, subject to:

1. Noise levels shall not exceed the maximum sound levels as regulated by Chapter 29.
2. There shall be no operations between the hours of 10:00 p.m. and 5:00 a.m. any day of the week.
3. There shall be no parking on public streets at any time, including the surrounding residential areas.
4. There shall be no parking in neighboring parking lots at any time, including the surrounding commercial properties.

### **DISCUSSION**

Commissioner Hegber questioned how parking in neighboring properties would be enforced. Chair Ali asked if the retail center had full occupancy and if there was cross access.

Mr. Eastman stated they would enforce the parking once Staff received complaints from the residents, but that the residential properties were completely inaccessible to shopping center and does not foresee this being an issue. He said he believed there was still one vacancy in the shopping center and that there is cross access all the way to Jet Brite Car Wash.

Motion Rhoades, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

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

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

PC 19.12 Approval of a Special Use Permit for a Planned Development with a Variance and Adoption of Findings of Fact. Project No.: 404.19

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. FAIRWAY INDEPENDENT MORTGAGE, 560 W. BOUGHTON ROAD. APPLICANT: SEAN HENNESSY, FAIRWAY INDEPENDENT MORTGAGE. PROJECT NO.: 411.19**

Motion Schank, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing opened at 8:11 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 specializing in home mortgage financing at 530 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, medical and/or professional office uses are not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Fairway Independent Mortgage at, 560 W. Boughton Road. Per the applicant, the hours of operation would be 9:00 a.m. to 5:00 p.m. Monday through Friday and closed on the weekends. The proposed office would have 10 to 12 employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a professional office, commonly known as Fairway Independent Mortgage, at 560 W. Boughton Road.

**DISCUSSION**

None

Motion Hegber, second Rhoades to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

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

**APPROVAL OF FINDINGS OF FACT**

PC 19.15 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 411.19

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. GALLERIA DE ARTE, 550 W. BOUGHTON ROAD. APPLICANT: ERNEST BROWN. PROJECT NO.: 412.19**

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing opened at 8:14 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 an art gallery at 550 W. Boughton Road. The subject site comprises approximately 2.76 acres, 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. Per the Zoning Ordinance, an art gallery is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Galleria de Arte at 550 W. Boughton Road. Per the applicant, the art gallery would expose the public to several styles of culture, while giving local artists the opportunity to display, as well as sell their creative arts and crafts in an exclusive retail format. Per the applicant, the hours of operation would be 11:00 a.m. to 9:00 p.m. Monday through Saturday and 12:00 p.m. to 7:00 p.m. on Sunday. The proposed gallery would have approximately four employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow an art gallery, commonly known as Galleria de Arte, at 550 W. Boughton Road.

**DISCUSSION**

Commissioner Wright had parking concerns, he questioned if there would be enough parking when they have a gala opening or new artist showing. Mr. Eastman stated the site currently is over parked.

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing closed 8:19 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 19.16 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 412.19

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

Voice Vote: Unanimous  
Motion carried.

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

AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. CDE COLLISION CENTERS, 1310 LILY CACHE LANE. APPLICANT: CHARLES FREIBERG, CDE COLLISION CENTERS. PROJECT NO.: 413.19**

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing opened at 8:21 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 for an automobile repair and service facility at 1310 Lily Cache Lane. The overall subject area comprises approximately 2.18 acres of land, is zoned B-2 Community Retail and is currently developed with an approximate 15,154 square foot building formerly occupied by Aldi. Direct access is provided to the subject property via Lily Cache Lane as well as a shared access drive via Weber Road. The applicant is proposing to remodel the existing 15,154 square foot structure, as well as enclose the existing truck dock area, which would provide an additional 2,370 square feet, for an automobile repair and service facility totaling approximately 17,524 square feet. As part of the proposed remodel, the facility would feature one overhead door on the south elevation serving as the entry point for vehicles being serviced and three overhead doors on the east wall serving as exit points. In addition, an approximately 1,020 square foot fenced-in area would be created to the north of the building serving as a vehicle drop-off during hours in which the store is closed. Parking spaces would be provided on the east and south sides of the site to meet code. Per the applicant, 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 B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow CDE Collision Centers at 1310 Lily Cache Lane. Per the applicant, the family-owned auto body shop business provides services including free estimates, free pickup and delivery, rental car assistance, lifetime warranty, and body repair on all makes and models while working all insurance companies in an effort to provide quality service at an affordable price. Per the applicant, the hours of operation would be 8:00 a.m. to 5:00 p.m. Monday through Friday, 8:00 a.m. to 1:00 p.m. on Saturday and closed on Sunday. Per the applicant, the business would have between 10 to 12 employees.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow CDE Collision Centers at 1310 Lily Cache Lane, subject to:

1. Any vehicle left overnight on the premises shall be stored inside the building or fenced area.
2. Any vehicle stored within the fenced area shall be brought inside the next available business day.
3. Any vehicle left on the property shall be plated and display a current vehicle sticker.

### **DISCUSSION**

Commissioner Hegber questioned how the emissions would be handled. Commissioner Rhoades asked where the employee tools would be stored, what they will do with the exhaust and if each bay would have a lift. Commissioner Schank questioned the placement of the monument sign, if they would only do body work, and where they would store and dispose of the car parts. Chair Ali asked what the fenced area would be used for and how outsider would have access to it. Commissioner Campos asked if they only did maintenance work and what they would do if there were mechanical damages.

Mr. Eastman stated the monument sign would not be relocated and that the fenced area would be for damaged cars being dropped off after hours.

Charles Smith, Mokena, IL, sworn. Mr. Smith explained the process on where cars would enter showed commissioner where the tools would be stored. He said cars would be stored inside and that they would not do engine work only body work. He explained that the paint they use is water based and that all the spray booths will have appropriate code based filters. He went onto say that night drop offs by tow truck companies would have access code to open and close the gates into the fenced in area.

Charles Freiberg, Tinley Park, IL, sworn. Mr. Freiberg stated that mechanical work would be sublet, that they do some work like frame alignment. He said all sheet metal would be picked up by a recycling company and all damaged parts would be stored indoors. He also said there would not be lifts at each bay, and that the lifts would be above ground lifts with no oil.

Motion Schank, second Hegber to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing closed 8:38 p.m.

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

PC 19.17 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 413.19

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried.

### **SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. GREENE ROAD LOGISTICS CENTER, SWC OF GREENE ROAD AND HAWK TRAIL. APPLICANT: JEFF BROWN, ELMHURST-CHICAGO STONE COMPANY. PROJECT NO.: 414.19**

Motion Rhoades, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing opened at 8:40 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 with Variances and Final Development Plan in order to allow for the construction of a parking lot for the purposes of permitting outdoor storage of trucks and trailers at the southwest corner of Greene Road and Hawk Trail. The 107.61 acres of land is zoned I-2 General Industrial, located at the southwest corner of Greene Road and Hawk Trail, and is part of the land owned by Elmhurst-Chicago Stone Company in conjunction with the quarry. The approximate 35 acres of land proposed to be developed is land in which Elmhurst-Chicago Stone Company cannot mine. Over the past few years, the Village has experienced rapid growth in our industrial sector and now house over 35 million square feet of industrial space. With that, the demand for over the road truck parking has increased tremendously. Furthermore, since taking over jurisdiction of Royce Road, a former Township road, the Village has experienced significant flooding and road closures. In an effort to improve these conditions, Elmhurst-Chicago Stone Company has completed a number of projects to help mitigate the flooding, including the construction of a bypass channel, alternative wetlands and Whalon Lake. Per the applicant, one of the final phases of construction, as it pertains to the bypass channel, is to construct a culvert, which would go underneath Royce Road, connecting the north side of the channel to the south side. In doing so, a large portion of Royce Road would be raised approximately five feet,

drastically reducing the possibility of the road being closed due to high water levels. In an effort to help fund this project, the applicant has proposed the Greene Road Logistics Center. Access to the property would be provided off Greene Road to the east. Adequate detention would be provided to the south on their own property.

The applicant is requesting a Final Development Plan. The applicant is proposing to develop approximately the applicant is proposing to develop approximately 35 acres in order to construct a parking lot, commonly known as the Greene Road Logistics Center, which would include 55 truck stalls for short-term parking as well as an area designated for long-term storage to the west. A 15 to 20-foot high berm would be provided within both the front yard along Greene Road, as well as the rear yard adjacent to the horse farm, in order to screen the trucks and trailers from view.

To develop the property in accordance with the I-2 Zoning District, as well as the Development Code the applicant is requesting the following Special Use Permit and Variances:

A Special Use Permit to allow truck and trailer storage. The applicant is proposing all 55 truck stalls to the east be designed for short-term storage, which would be for daily use, while the long-term storage would be permitted for the following uses:

- a) Trailer Storage
- b) School Buses (off-season)
- c) Snow Removal Equipment (off-season)
- d) Contractor Equipment / Vehicle Storage

Staff supports the use as requested, subject to the Village receiving 10% of the net revenues associated with the Greene Road Logistic Center, as it relates to the outdoor storage of truck and trailers, both long and short-term, upon Elmhurst-Chicago Stone Company retiring all debt associated with the project to re-construct Royce Road. In addition, upon one year prior request by the Village of Bolingbrook, following the Village's securing of road construction financing, along with the creation of plans and specifications for the road, Elmhurst-Chicago Stone Company agrees to cause a 60-foot strip of road dedication with a 20-foot strip of landscape easement, as depicted on Exhibit A attached hereto for the purpose of the extension of 87th Street.

A Variance to allow an accessory use without a principal structure. The applicant is proposing to construct a parking lot without a principal structure. If, in the future, a structure were proposed, it would require review and approval from the Village. Staff supports the variance as requested, subject to the applicant agreeing to tap into the sanitary sewer system if ever brought to within 500 feet of the development.

A Variance to allow a non-dust free parking surface and waive the required curbing. The applicant is proposing to construct the parking lot with a 14" layer of recycled and compacted asphalt grindings, while eliminating the required curbing around the perimeter in an effort to assist with overland flow for drainage through and from the site. Both entrances to Greene Road would be constructed out of concrete and include a curb and gutter system to help control truck maneuverability as well as provide a clear barrier from the landscaped areas. Staff supports the variance as requested, subject to the applicant maintaining the parking lot to avoid any material being brought out onto Greene Road, while providing a structural value of 3.18 for the short-term parking area.

A Variance to reduce the required minimum open space. The proposed development, while meeting the required setbacks, is almost entirely paved with recycled asphalt grindings; thus, reducing the minimum open space requirement. Staff supports the variance as requested, subject to the applicant providing and maintaining the necessary offsite detention.

A Variance to reduce the required landscaping within the front yard. The applicant is proposing to reduce the overall number of required plant units within the front yard. Per code, the applicant would be required to plant/install 14 trees and 140 shrubs, while the plan calls for 18 evergreen trees within the front yard. A prairie mix, consistent with the other berms in the area, would be installed in order

to give the streetscape a unified appearance. Staff supports the variance as requested, subject to the berms being installed per the approved plan.

A Variance to waive the required landscaping within the side and transitional yard as well as the parking lot. The applicant is proposing no landscaping within the transitional rear or side yards, as well as waiving the required parking lot trees. The proposed berms are significantly larger than what is required per code, which would be planted with native plantings that effectively screen the parking lot from both the east and west visual corridors. Staff supports the variance as requested, subject to the berms being installed per the approved plan.

A Variance to eliminate the curbed islands at the end of the parking row. The applicant is proposing to eliminate the curbed islands in multiple locations. This is an effort to improve the ability for trucks effectively maneuver throughout the property. Staff supports the variance as requested given the limitation associated with the geometry and proposed use of the site.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. Per the Zoning Ordinance, the maximum width for a driveway (measured at the property line) is 40 feet and per the Development Code, the maximum width is 36 feet at the throat of said driveway. The applicant is requesting to increase the width of the truck entrance off Greene Road. Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles to safely enter and exit the site, per the approved Final Development Plan.

A Variance to remove more than 50% of the trees on site. The applicant is requesting to remove more than 50% of the trees on site. Staff supports the variance as requested.

A Variance to the minimum allowable light levels including the uniformity ratio. Per the Development Code, parking areas are required to maintain a minimum of 0.25 footcandles, as well as a maximum of 4.5 footcandles, of outdoor lighting. In addition, the code states there should be a maximum-to-minimum light level ratio, which shall not exceed 15:1. Per the applicant, a minimal amount of lighting is proposed for the short-term parking portion of the logistics center to provide safety for the drivers as well as provide a deterrent for theft. The long-term storage portion of the facility would not have any lighting, since this would not be used or accessed regularly. Since the minimum light level is proposed to be zero, the max to min ratio is infinity. Per the applicant, as part of the proposed design, they are requesting to allow for a decrease in the minimum light level to zero within both the long and short-term parking areas. Staff supports the variance as requested, noting both the dark and bright spots are located well within the proposed development and would not be noticeable from Greene Road to the east, Royce Road to the south or the residential development to the west. In addition, the Forest Preserve District of DuPage County has requested to urge the developer to utilize best practices when installing lights near natural areas to protect wildlife and their habitat. The International Dark Sky Association and the Dark Sky Society recommend a maximum of 0.1 footcandles at the edge of development. In order to achieve this they are requesting the addition of cutoff shields to each proposed fixture within the parking lot.

A Variance to waive the required public improvements within the right-of-way along Greene Road. Per the Development Code, all necessary public improvements, including public sidewalk, street lighting and the roadway itself, shall be installed in business developments to provide safe and efficient pedestrian circulation. Such walks and lighting shall be located on both sides of the street in accordance with proper land panning procedures and with regard for public safety and anticipated concentration of pedestrian traffic. The applicant is proposing to install the required parkway trees, but not the required sidewalk, street lighting or roadway improvements due to the nature of the proposed development. Staff supports the variance as requested as there are no sidewalks or streetlights along either side of Greene Road in the surrounding area and the demand does not justify said public improvement.



**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development in order to allow for Greene Road Logistics Center at the southwest corner of Greene Road and Hawk Trail with the aforementioned Special Use and Variances.

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

1. All comments from the plans dated April 19, 2019 submittal being addressed.
2. The review and approval from the Director of Public Services and Development.

**DISCUSSION**

Commissioner Schank asked what Staff considered an accessory structure and if there would be fencing. Chair Ali asked if there would be any signage. Commissioner Wright asked what the access points would be. Commissioner Campos had concerns on the amount of truck traffic traveling on Royce Road.

Mr. Eastman stated there would not be an accessory structure, that the applicant was proposing an accessory use without a structure. He said the applicant had not proposed any signage at this time, but assumed there would be directional signs only. He went on to say there was no fence proposed and that the access points would be off of Route 53 (Bolingbrook Drive) and Royce Road, and also from Greene Road. He stated that trucks currently traveled on Royce Road because of the Quarry, that there would only be 55 short term stalls and 20% of those stalls would be used by the applicant.

Village Engineer, Tom Pawlowicz, stated Royce Road currently has a weight limit going west toward the residential area.

Commissioner Rhoades asked what the Forest Preserves comments were. Commissioner Campos questioned the 10% revenue stream.

Mr. Eastman said they had two comments, they requested the applicant to change five parkway trees to a different species and their other comment was to shield the lights to avoid change to the wildlife. He went on to say Administration asked the Village receive these funds, he said at this time he was unaware of what the funds would be used for, but assumed for road maintenance. He explained that this information had not been defined at this point, but that if the applicant receives \$400,000.00 a year in revenue the Village would receive \$40,000.00.

Motion Schank, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing closed 9:08 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 19.18 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 414.19

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

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND PRELIMINARY DEVELOPMENT PLAN. HYATT PLACE, 131 REMINGTON BOULEVARD. APPLICANT: VICTOR SOLIA, HPM HOTEL, INC. PROJECT NO.: 415.19**

Motion Wright, second Schank to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing opened at 9:10 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is requesting the project be continued to the regularly scheduled Plan Commission meeting of June 19, 2019. The applicant failed to have the required Public Notice sign installed on the property.

Motion Rhoades, second Campos to continue the public hearing to June 19, 2019.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing closed 9:12 p.m.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. RESTAURANT DEPOT, 140 W. CROSSROADS PARKWAY. APPLICANT: HEATHER MIZE, ADA ARCHITECTS, INC. PROJECT NO.: 416.19**

Motion Schank, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune

Motion carried, public hearing opened at 9:12 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 with Variances and Final Development Plan in order to allow for the construction of a Restaurant Depot at 140 W. Crossroads Parkway. The 5.14 acres of land is zoned B-3 Highway Commercial, is located at the northwest corner of Bolingbrook Drive and Crossroads Parkway, and is commonly known as 140 W. Crossroads Parkway. Option A, the preferred site plan, would provide truck access off Bolingbrook Drive, which is under the jurisdiction of the Illinois Department of Transportation (IDOT) and automobile traffic off Crossroads Parkway. The applicant and Staff agree that it would be ideal to separate automobile and truck traffic on the site; thus, the applicant is in the process of attempting to obtain the necessary approvals from IDOT. Option B, would provide both truck and automobile access off Crossroads Parkway. A 2 ½ to 3 foot high berm, including irrigation system and landscape material, would be provided within both the front and corner side yard along Bolingbrook Drive and Crossroads Parkway. Adequate detention would be provided onsite.

The applicant is requesting a Final Development Plan. The applicant is proposing to develop a Restaurant Depot building comprising 54,540 square feet in area, which would have between 45 to 50 employees and would operate between 7:00 a.m. to 6:00 p.m. Monday through Friday, 7:00 a.m. to 4:00 p.m. on Saturday and 9:00 a.m. to 3:00 p.m. on Sunday. Per the Zoning Ordinance, the minimum number of required parking stalls for Restaurant Depot would be 91 and the applicant is proposing to install 152 parking stalls on the west and south sides of the site, with truck docks on the north side of the building which are to be screened from Bolingbrook Drive. Based on the orientation

and design of the building, wall signage would be permitted on the east and south elevations of the building.

To develop the property in accordance with the B-3 Zoning District, as well as the Development Code, the applicant is requesting the following Special Use Permit and Variances:

A Special Use Permit to allow a non-commercial use in a B-3 Zoning District. The applicant is proposing to develop a 54,540 square foot Restaurant Depot, a pure wholesale distributor of approximately 6,000 different items. The building is not open to the public, but rather the customer needs a business or not-for-profit license to purchase items. Staff supports the use as requested.

A Variance to alter the foundation landscape area. Per the Landscape Plan (Option A), the applicant is proposing to eliminate the required foundation planting bed along both the south and east wall, adjacent to Crossroads Parkway and Bolingbrook Drive. Per the Landscape Plan (Option B), the applicant is proposing to eliminate the required foundation planting bed along the south wall, adjacent to Crossroads Parkway, while reducing the width of the bed along Bolingbrook Drive to approximately five feet.

A Variance to increase the maximum width of a curb cut, including the throat of the driveway. The applicant is requesting to increase the width of the automobile access entrance off Crossroads Parkway and the truck entrance off Bolingbrook Drive. Staff supports the variance as requested, given that the increased width would allow better egress/ingress to accommodate oversized vehicles to safely enter and exit the site, per the approved Final Development Plan.

A Variance to remove more than 50% of the trees onsite. The applicant is requesting to remove more than 50% of the trees on site. Staff supports the variance, subject to all replacement trees being installed per the Development Code tree replacement schedule.

### **RECOMMENDATION**

Staff recommends approval of a Special Use permit for a Planned Development in order to allow for Restaurant Depot, a pure wholesale distributor, at 140 W. Crossroads Parkway with the aforementioned Special Use and Variances.

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

1. All comments from the plans dated May7, 2019 submitted being addressed.
2. The review and approval from the Director of Public Services and Development.

### **DISCUSSION**

Commissioner Rhoades asked if all customers would do pick-ups on semi-trucks or box type trucks. Commissioner Campos asked if there would be carts. Chair Ali had concerns on the storage of the carts.

Mr. Eastman stated there will be semi-trucks entering property to deliver, but typically the customers would pick-up in regular cars.

Heather Mize, Lakewood, OH, sworn. Ms. Mize stated they do have carts and that they were flatbed carts. She said she would let owner know of the cart concerns.

Chair Ali reiterated his concerns with the carts and the development not having cart corrals and said he wanted this issue addressed.

Motion Hegber, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing closed 9:26 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 19.20 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 416.19

Motion Campos, second Schank to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

Motion Schank, second Hegber to accept the recommendation of Planning Staff.  
AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. ELEGANT NAILS OF BOLINGBROOK, 220 N. WEBER ROAD. APPLICANT: LY VOONG. PROJECT NO.: 417.19**

Motion Wright second Schank to open the public hearing.  
AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing opened at 9:30 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 nail salon at 220 N. Weber Road. The subject site comprises approximately 1.36 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as the Brookwood Shopping Center. Access to the subject property is via two common drive aisles off Weber 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 establishment at 220 N. Weber Road. Per the applicant, the hours of operation would be 9:00 a.m. to 7:00 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 to 20 employees.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a nail salon, commonly known as Elegant Nails of Bolingbrook, at 220 N. Weber Road.

**DISCUSSION**

None

Motion Schank, second Hegber to close the public hearing.  
AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried, public hearing closed 9:33 p.m.

**APPROVAL OF FINDINGS OF FACT**

PC 19.21 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 417.19

Motion Schank, second Wright to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

Motion Rhoades, second Hegber to accept the recommendation of Planning Staff.  
AYES: Commissioners Schank, Rhoades, Wright, Hegber, Campos, Chair Ali  
NAYS: None  
ABSENT: Commissioners Cooper and Vice Chair Bethune  
Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Ali wanted to say thanks for the opportunity as Chairman and wanted to congratulate Mary Alexander-Basta (former Chairman) on her new position as Village Trustee.

**COMMISSIONER'S REPORT**

Commissioner Hegber wanted to invite everyone to the Carnival from Friday, May 24<sup>th</sup> to Monday, May 27<sup>th</sup> at Town Center. Commissioner Schank congratulated Chair Ali on new position and said it has been a pleasure working with him.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.  
Voice Vote: Unanimous  
Motion carried.  
Chairman Mir Ali adjourned the meeting at 9:35 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY