

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
May 16, 2018**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, May 16, 2018.

ROLL CALL

Present: Commissioners J.D. Rhoades, Margaret Hegber, Calvin Wright, Rick Campos, Vice Chair Seymoure Pritikin, Chairman Alexander-Basta

Absent: Commissioner Terri Bethune and Mir Ali

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

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Hegber to approve Minutes of the April 18, 2018 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. MOD PIZZA, ASPEN DENTAL AND FUTURE RETAIL, 215-221 N. WEBER ROAD. APPLICANT: DAN ABDO, GLAIZER CORPORATION. PROJECT NO.: 404.18

Motion Hegber, second Rhoades to open the public hearing.

AYES: Commissioners Rhoades, Hegber, Wright, Campos, Vice Chair Pritikin, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Bethune, Ali

Motion carried, public hearing opened at 8:02 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Final Plat of Subdivision, Final Development Plan and a Special Use Permit for a Planned Development with Variances in order to subdivide one lot of record into two lots and to allow for the construction of a sit-down restaurant with extended hours of operation and future retail with associated variances located at 215-221 N. Weber Road. The overall subject property comprises approximately 22.834 acres in size, is located at the southwest corner of Boughton Road and Weber Road and contains an existing Meijer Store. The proposed Final Plat of Subdivision would create two lots of record. Lot 1 would be 21.648 acres and would be created for the existing Meijer Store. Lot 2 would be 1.186 acres. The applicant is proposing to develop an approximate 10,000 square foot retail building on the subject property. The building (215-221 N. Weber Road) would contain a 2,800 square foot

MOD Pizza in the southernmost endcap, a 3,500 square foot Aspen Dental in the northernmost endcap and approximately 3,760 square feet for future retail in the middle of the building. As part of this development, there would be an outdoor dining area provided for the sit-down restaurant. Access to the site would be provided from a cross-access point to the west of the site through Meijer's parking lot as well as to the north off a shared drive aisle from Weber Road. The existing Meijer parking lot has 933 parking stalls. The proposed development would remove 154 of the existing parking stalls, leaving Meijer with 779 stalls, which would be adequate parking per code. The applicant is proposing to install 63 parking stalls, which would meet code; however, the applicant is requesting a minor deviation from the required number of 75 stalls, if the proposed "future retail" were to become a sit-down restaurant(s). Public improvements within the existing parkway area would remain unaltered as part of any site improvements. One monument sign, not to exceed 50 square feet in sign text area and 10 feet in height, would be allowed. Per the applicant, they are proposing to install one monument sign within the front yard along Weber Road, which would be 7 feet in height and approximately 40 square feet in sign text area. Adequate detention would be provided offsite to the west. Per the applicant, while the hours of operation may vary slightly depending upon demand, the proposed restaurant(s) would anticipate operating between the hours of 10:00 a.m. and 12:00 a.m. (midnight) seven days a week. Each restaurant would have between 10 to 12 full-time employees.

To develop the property in accordance with the site plan, the applicant is requesting Special Use Permits and Variances from the Zoning Ordinance. A Special Use Permit to allow an outdoor dining area. The applicant is proposing an outdoor seating area, for MOD Pizza, located on the southeast side of the building. The outdoor dining areas would be separated from the parking lot by a four-foot high ornamental fence with gates, which would include security bollards spaced every 48 inches. The hours of operation for the outdoor dining would coincide with the hours of the inside service. Staff supports the request, subject to a four-foot ornamental fence being installed, as well as the umbrellas matching the colors used on the building. The applicant is requesting MOD pizza, along with any potential future restaurant(s), be allowed to remain open until midnight, seven days a week. Staff supports the request as both Meijer and Circle K currently function as 24-hour operations.

Per the Zoning Ordinance, medical/dentist offices are not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a 3,500 square foot medical/dental office tenant space on the north end-cap of the proposed building. Aspen Dental consists of approximately five to seven dentists and support staff members. The hours of operation for Aspen Dental would be 8:00 a.m. through 6:00 p.m. Monday through Friday, appointment only on Saturday and closed on Sunday. Staff supports the request, as there is adequate parking for the proposed use

A variance to reduce the required number of parking stalls. Per the Zoning Ordinance, a minimum of 75 parking spaces would be required on site for the proposed development, if the "future retail" were to become a sit-down restaurant(s), and the applicant is requesting to reduce the required number of spaces to 63. Staff supports the variance as requested, as the proposed development would lend itself to opportunities for shared parking.

A variance to reduce both the side and rear yard setbacks for accessory structure and pavement. Per the applicant, due to the nature of the building and constraints of the site, they are requesting to reduce the side and rear yard setback. The reduced setback would allow for the installation of the proposed parking stalls and required trash enclosure, in order to provide sufficient circulation along the south and west sides of the building, while maximizing the number of parking stalls provided.

A variance to reduce the depth of the required foundation planting bed. A foundation planting bed that is a minimum of 10 feet wide and covers 50% of the overall wall, which faces a public right-of-way is required. The applicant is proposing to reduce the required planting bed, along east wall of both buildings, to approximately 3 feet, due to the restraints of the grading placed on the property and location of building.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned Special Use Permits and Variances, as well as a Final Plat of Subdivision and Final Development Plan, subject to:

1. All of Staff's Comments from the plans dated May 8, 2018, being addressed.
2. Approval of the Director of Public Services and Development Department.

DISCUSSION

Commissioner Hegber questioned the hours of operation for the dental office. Chair Alexander-Basta questioned the seating capacity for MOD pizza. Mr. Eastman stated the hours of operation for the dental office would be from 8:00 a.m. to 6:00 p.m. He went on to explain that for a 2,800 square foot space it is required to have 1 stall for every 100 square feet, so that 28 stalls would be at full capacity.

Motion Hegber, second Rhoades to close the public hearing.

AYES: Commissioners Rhoades, Hegber, Wright, Campos, Vice Chair Pritikin, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Bethune, Ali

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

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

AYES: Commissioners Rhoades, Hegber, Wright, Campos, Vice Chair Pritikin, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Bethune, Ali

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.08 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 404.18

Motion Rhoades, 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

Chair Alexander-Basta announced the Public Works open house being held on Saturday from 11:00 a.m. to 3:00 p.m., document shredding at the Fountaindale Library also on Saturday from 11:00 a.m. to 3:00 p.m., and the Family STEM extravaganza at the BRAC on Saturday from 3:00 p.m. to 6:00 p.m. She invited everyone to all the family fun events.

COMMISSIONER'S REPORT

Commissioner Hegber wanted to thank everyone that attended the fundraiser at Tailgaters for the Bolingbrook Lions Club. This was being held for the Beep Baseball for the blind held Saturday, May 12th. She said it was an amazing event and thanked everyone for their support. She also wanted to invite the community to come out and watch the amazing event being held at the BRAC on June 6th and 10th.

PLANNING DEPARTMENT REPORT

Mr. Eastman wanted to invite everyone to the grand opening for MOD pizza on east side of town happening Friday.

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Alexander-Basta adjourned the meeting at 8:20 p.m.

CHAIRMAN

APPROVED

SECRETARY