

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
May 17, 2017**

CALL TO ORDER

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, May 17, 2017.

ROLL CALL

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

Absent: Commissioner Terri Bethune

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DUPAGE MEDICAL GROUP, 149 N. WEBER ROAD. APPLICANT: DENNIS FINE, DUPAGE MEDICAL GROUP. PROJECT NO.: 411.17

Motion Vice Chair Pritikin, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioners 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 in order to allow a medical office at 149 N. Weber Road. The subject site comprises approximately 2.63 acres and is currently zoned B-2 Community Retail and is developed with an approximate 17,500 square foot retail shopping plaza commonly known as The Landings. Access to the subject property is available via shared drive aisle off of Weber Road as well as shared access with the shopping plaza to the west. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a medical and/or professional office is not permitted within this Zoning District. As such, the applicant is requesting a Special Use Permit to allow a physical therapy office commonly known as DuPage Medical Group. Per the applicant, the hours of operation would be Monday through Friday from 8:00 a.m. until 8:00 p.m. and

8:00 a.m. to 5:00 p.m. on Saturday. Per the applicant, there would be approximately 17 employees, including therapists and support staff.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow DuPage Medical Group at 149 N. Weber Road.

DISCUSSION

None

Motion Vice Chair Pritikin, second Rashid to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune

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

Motion Vice Chair Pritikin, second Alexander-Basta to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.11 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 411.17

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

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. ESCAPE HOUR ROOM, 619 E. BOUGHTON ROAD, SUITE 140. APPLICANT: ED LAMB, ESCAPE HOUR ROOM. PROJECT NO.: 412.17

Motion Rhoades, second Hegber to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune

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 Commercial Recreation Facility in order to allow a commercial recreation facility which focuses on team building exercises

at 619 E. Boughton Road, Suite 140. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as The Promenade Bolingbrook. Access to The Promenade is currently provided from access drives off Boughton Road to the north and Janes Avenue to the east. There is adequate parking for the proposed use, however, per the Zoning Ordinance; a Commercial Recreation Facility is not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Escape hOUR Room to occupy the tenant space located at 619 E. Boughton Road, Suite 140. Per the applicant, the facility focuses on having a group of people “locked in” a themed room in which they have to work together as a team in order to get out, by using various clues to solve puzzles and different challenges along the way, in a team building experience unlike any other. Per the applicant, the hours of operation would be closed Monday and Tuesday unless there is a private/corporate event scheduled, Wednesday and Thursday would have two time slots at 7:00 p.m. and 9:00 p.m., Friday would have three time slots at 6:00 pm., 8:00 p.m., and 10:00 p.m., Saturday and Sunday would have six time slots from 11:00 a.m. to 10:00 p.m. Per the applicant, there would be one to three employees working at any given time.

RECOMMENDATION

Staff recommend approval of a Special Use Permit for Escape hOUR Room to operate a commercial recreation facility, which focuses on team building exercises located at 619 E. Boughton Road, Suite 140.

DISCUSSION

Commissioner Rashid questioned the age limit, and if it would only be by appointment. Commissioner Hegber questioned the maximum number of participants allowed per room and approximately how long it would take to finish the task. Commissioner Campos questioned if cameras would monitor the rooms, if there were restrooms in each room, if they would provide food or beverages, what the basic themes would be and the price point.

Edward Lamb, Bolingbrook, IL, sworn. Mr. Lamb stated the schedule allows for a certain number of time slots to be booked ahead of time online, but that they would welcome walk-ins if the time slots would be available. He said there would be no age limit, but this was more targeted for teenagers and adults. He explained that there would be six to ten people per room, that he will have two to three themed rooms, it will cost \$28.00 per person, that the rooms would be video monitored, that there would be one common area bathroom and no food nor beverages would be served. He went on to explain that at this moment they only have two themes for the rooms, one would be an old west saloon from the late 1800s and the other a sports theme in a locker room in which he anticipates a 25% success rate in less than hour.

Motion Vice Chair Pritikin, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune

Motion carried, public hearing closed 8:16 p.m.

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

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

NAYS: None

ABSENT: Commissioners Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.12 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 411.17

Motion Vice Chair Pritikin, second Alexander-Basta to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR OUTDOOR DINING. PORKCHOP, 623 E. BOUGHTON ROAD, SUITE 105. APPLICANT: JOVANIS BOURGOUB, PORKCHOP. PROJECT NO.: 413.17

Motion Alexander-Basta second Wright to open the public hearing.
AYES: Commissioners Rashid, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank
NAYS: None
ABSENT: Commissioners Bethune
Motion carried, public hearing opened at 8:17 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for Outdoor Dining at 623 E. Boughton Road, Suite 105. Per the Zoning Ordinance, outdoor dining requires a Special Use Permit and as such, the applicant is requesting a Special Use Permit in order to construct an approximate 375 square foot outdoor dining area along the south wall of the building. The restaurant is open 10:00 a.m. to midnight Sunday to Thursday and 10:00 a.m. to 2:00 a.m. on Friday and Saturday. The outdoor dining area would consist of approximately 5 tables and 20 seats to be used weather permitting, and the hours of operation would coincide with the indoor restaurant. As a safety concern to the customers, the outdoor seating area would be enclosed with an approximate three to four foot tall bench, which serves as both seating and a barrier.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Outdoor Dining at Porkchop located at 623 E. Boughton Road, Suite 105 subject to:

1. Hours of operation should coincide with the hours for the indoor restaurant.
2. Any umbrella features provided in connection with the outdoor dining area must be the same color as any awning features on the main building.
3. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.

DISCUSSION

Commissioner Alexander-Basta questioned if there would be a fence around the patio area and if the bench was direct to the street.

Mr. Eastman stated there would not be a fence and that there was a large walkway area next to the outdoor dining area.

Motion Vice Chair Pritikin, second Hegber to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Bethune

Motion carried, public hearing closed 8:22 p.m.

Motion Vice Chair Pritikin, second Hegber to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.13 Approval of a Special Use Permit for Outdoor Dining and Adoption of Findings of Fact. Project No.: 411.17

Motion Vice Chair Pritikin, 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

None

COMMISSIONER'S REPORT

Vice Chair Pritikin wanted to take a moment and acknowledge Matt for all the hard work he does in covering all the permits, making sure all the meetings are setup properly and putting together all the presentations. He also wanted to point out there were three different types of meetings and that all three would be bringing new businesses and employment opportunities to Bolingbrook. He said the first two meetings would bring in 20 new jobs and that it is always nice to see that Bolingbrook continues to grow.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Schank adjourned the meeting at 8:24 p.m.

CHAIRMAN

APPROVED

SECRETARY