

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
June 19, 2019**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, June 19, 2019.

ROLL CALL

Present: Commissioners Calvin Wright, Margaret Hegber, Rick Campos, Lawrence Cooper, Vice Chair Terri Bethune, Chairman Mir Ali

Absent: Commissioner J.D. Rhoades

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

Motion Schank, second Hegber to approve Minutes of the March 20, 2019 and April 17, 2019 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

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

Motion Wright, second Schank to open the public hearing continued from May 15, 2019.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is in the process of finalizing the development plans based upon initial feedback received from Staff; for this reason, Staff is requesting the project be continued to the regularly scheduled Plan Commission Meeting of July 17, 2019.

Motion Schank, second Wright to continue the public hearing to July 17, 2019.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

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

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. MIT US, INC 562 W. BOUGHTON ROAD. APPLICANT: ALEX KRAVCHENKO, MIT US, INC. PROJECT NO.: 418.19

Motion Hegber, second Cooper to open the public hearing.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing opened at 8:05 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 at 562 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. 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 a professional office at 562 W. Boughton Road. Per the applicant, MIT US Inc. is a full-service logistics and transportation service provider, headquartered in Naperville. Per the applicant, the hours of operation would be 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 2:00 p.m. on Saturday and closed on Sunday. The proposed office would have approximately four to five employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a professional office, commonly known as MIT US, Inc. at 562 W. Boughton Road.

DISCUSSION

None

Motion Wright, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

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

APPROVAL OF FINDINGS OF FACT

PC 19.22 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 418.19

Motion Schank, second Cooper 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, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. VETERANS PREMIER CHARITY RAFFLE, 481 W. BOUGHTON ROAD. APPLICANT: LARRY SHAVER. PROJECT NO.: 419.19

Motion Wright, second Schank to open the public hearing.
AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali
NAYS: None
ABSENT: Commissioner Rhoades
Motion carried, public hearing opened at 8:10 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is proposing approval of a Special Use Permit for a Planned Development in order to allow a bingo hall at 481 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. Per the Zoning Ordinance, a bingo hall is not listed as a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a bingo hall, commonly known as Veterans Premier Charity Raffle, at 481 W. Boughton Road. Based upon the information provided by the applicant, including the maximum number of players versus the number of tables and chairs, there is adequate parking for the proposed use based upon full occupancy. Per the applicant, the hours of operation would be from 5:00 p.m. to 10:00 p.m. and open six days a week with approximately five to ten employees. Per the applicant, Veterans Premier Charity Raffle would provide local charities, with a current valid raffle license, a venue, equipment, and raffle materials, to raise much-needed funds to help support their cause (i.e. Veterans relief programs, community-based non-profit organizations, youth sports programs and any other local non-profit groups that would qualify).

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Bingo Hall, commonly known as Veterans Premier Charity Raffle, located at 481 W. Boughton Road.

DISCUSSION

Chair Ali asked if they currently hold a liquor license. Commissioner Bethune asked if this space was larger than their currently location and if Staff foresees congestion on weekends due to Tailgaters. Commissioner Hegber questioned if there would be food and beverages. Commissioner Wright asked if they would have "Queen of Hearts".

Mr. Eastman stated they currently do not hold a liquor license, but that they were under the process of applying for one separately and it would be going to the Village Board. He said this location is a bit smaller than their current one and that there might be some overlapping, but does not see this use being an issue or cause a traffic problem. He added that there would be prepared food and beverages, but not a full service restaurant.

Larry Shaver, Bolingbrook, IL, sworn. Mr. Shaver stated the main reason he was relocation was because he believed their currently location is unsafe, that the majority of his clients were senior citizens. He added that he currently has armed security and would continue at this location. He stated the new location is a more traveled area. He went on to say they

would be selling light food and beverages, and that they would not have a sit down bar. He said that at this time they would not offer “Queen of Hearts”.

Motion Wright, second Hegber to close the public hearing.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing close 8:20 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.23 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 419.19

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried.

SPECIAL USE PERMIT FOR A COMMERCIAL RECREATION FACILITY. FUNFLATABLES, 635 E. BOUGHTON ROAD, SUITE 105. APPLICANT: TOM CASTIGNOLI, THE PROMENADE BOLINGBROOK. PROJECT NO.: 420.19

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing opened at 8:23 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is proposing approval of a Special Use Permit for a Commercial Recreation Facility in order to allow an indoor party and play center at 635 E. Boughton Road, Suite 105. 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. 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 FunFlatables to occupy the tenant space located at 635 E. Boughton Road, Suite 105. Per the applicant, they would offer an indoor, year-round, climate-controlled play center where kids of all ages can jump, climb, slide and bounce on their amazing soft playgrounds. Per the applicant, the hours of operation would be from 12:00 p.m. to 7:00 p.m. seven days a week and staffed with one to two employees per shift.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Commercial Recreation Facility, commonly known as FunFlatables, located at 635 E. Boughton Road, suite 105.

DISCUSSION

Commissioner Cooper asked if this was for all ages and if this was a drop off location. Chairman Ali questioned if this was a franchise. Commissioner Wright asked if there was a fee.

Mr. Eastman stated this location was geared toward younger ages ten and under and not for adults nor teenagers. He said this was not a drop off location and children must be accompanied by an adult, that there would be a fee to enter and that it was a franchise.

Motion Hegber, second Cooper to close the public hearing.

AYES: Commissioners Schank, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing close 8:26 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.24 Approval of a Special Use Permit for a Commercial Recreation Facility and Adoption of Findings of Fact. Project No.: 420.19

Motion Vice Chair Bethune, second Cooper 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, Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chairman Ali

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

None

COMMISSIONER’S REPORT

Commissioner Hegber invited everyone the Village Picnic on June 30th, she said the Bolingbrook Lions Club would be giving out free snow cones. She added there would also be free hot dogs and lots of entertainment. Commissioner Cooper wanted to recognize the State Holiday of Juneteenth. He added the celebration would be Saturday from noon to

10:00 p.m. Commissioner Wright said the Valley View School District was currently looking for school bus drivers and school monitors. He added the wages for drivers start at \$17.90 and for monitors at \$15.46. He said for more information visit www.vvsd.org or call 815-886-6686.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Wright, second Bethune to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Ali adjourned the meeting at 8:31 p.m.

CHAIRMAN

APPROVED

SECRETARY