

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
June 20, 2018**

**CALL TO ORDER**

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, June 20, 2018.

**ROLL CALL**

Present: Commissioners Terri Bethune, J.D. Rhoades, Lawrence Cooper, Calvin Wright, Vice Chair Seymoure Pritikin, Chairman Alexander-Basta

Absent: Commissioner Mir Ali and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

Motion Vice Chair Pritikin, second Hegber to approve Minutes of the May 16, 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 PLAT OF VACATION. WEATHERTECH HEADQUARTERS, 100-400 WEATHERTECH DRIVE. APPLICANT: KEVIN GREYHILL, MACNEIL AUTOMOTIVE PRODUCTS LTD. PROJECT NO.: 405.18**

Motion Rhoades, second Wright to open the public hearing.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Cooper, Vice Chair Pritikin, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

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

Planning and Zoning Administrator, Matt Eastman, stated that during Staff's review of the proposed development plans, it was determined that an official rezoning of the commercial lots should be included as part of the overall request. For that reason, the item must be republished notifying the public of the additional request; therefore, Staff is requesting that the project be continued to the regularly scheduled Plan Commission Meeting of July 18, 2018.

Motion Vice Chair Pritikin, second Bethune to continue the public hearing.

AYES: Bethune, Hegber, Rhoades, Wright, Cooper, Vice Chair Pritikin, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

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

**SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT. DUNCAN'S DOGGIE DAYCARE, 230 N. BOLINGBROOK DRIVE. APPLICANT: SCOTT AND ASHLEY DUNCAN. PROJECT NO.: 406.18**

Motion Vice Chair Pritikin second Bethune to open the public hearing.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Cooper, Vice Chair Pritikin, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing opened at 8:05p.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, grooming and boarding facility with an outdoor play area at 230 N. Bolingbrook Drive. The subject property comprises approximately 1.43 acres of the approximately 3.27 acres of the Northridge Bolingbrook Plaza. The property is developed with a commercial building, totaling approximately 9,500 square feet, which was formerly occupied by O'Reilly Auto Parts and is zoned B-2 Community Retail. Direct access to the subject property is provided off Northridge Avenue to the north along with shared access from Briar Square Shopping Plaza to the south. The applicant is proposing to occupy the 9,500 square foot building, and construct an approximately 495 square foot outdoor play area, enclosed by a privacy fence, directly east of the subject building. The shopping center has adequate parking for the proposed use. 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 Duncan's Doggie Daycare to occupy the existing 9,500 square foot building. Per the applicant, the dog daycare would have the capacity for up to 70 to 80 dogs, which would be a combination of standard kennels and overnight boarding suites, with approximately 10 employees depending on the demand. The services provided would consist of dog daycare, boarding for dogs, cats and small animals, along with grooming services. Per the applicant, the hours of operation for the dog daycare would be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, and 8:00 a.m. to 5:00 p.m. on Sunday. Dogs being boarded would be on the premises 24/7 with video surveillance and would not be taken outside between the hours of 10:00 p.m. to 7:00 a.m.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow Duncan's Doggie Daycare and Boarding at 230 N. Bolingbrook Drive.

**DISCUSSION**

Commissioner Bethune questioned what the surface of the outdoor play area would be and if the applicants had experience in this type of business. Vice Chair Pritikin asked if there was special requirements for the run off of the animal waste and if there would be overnight boarding. Chair Alexander-Basta questioned the noise confinement since this location was surrounded by residential and what type of security system and night monitoring systems would be in place.

Mr. Eastman stated there would be a special catch system for the pet waste that the building was completely brick and the noise levels should not be a problem. He explained that the outdoor area would be confined to special hours that it would be enclosed by a privacy fence, that there is a drive aisle in between the building and residential and also a significant amount of landscaping which helps as noise a barrier. He went on to say that the building is a couple hundred feet before it reaches residential properties and that he does not anticipate noise being an issue.

Ashely Duncan, Elmhurst, IL, sworn. Mrs. Duncan stated that the outdoor surface would be artificial turf. She explained that the outdoor area would most likely be more for bathroom use not for play. She said the play area would be in the building. She went on to explain that certain sections of the floor would be gutted out and there will be a special drainage system in each kennel which will run into the sewers. She said the waste in the play areas would be picked up by the personnel and either thrown out as waste or down a drainage system to the sewers.

Scott Duncan, Elmhurst, IL, sworn. Mr. Duncan explained that when a dog leaves fecal remnants an employee would pick it up and the area would be sprayed down and disinfected daily.

Mr. Eastman wanted to clarify that there are two types of sewer systems, one is sanitary and the other is storm water. He explained this waste would go into the sanitary system, which is what it is designed for.

Mr. and Mrs. Duncan stated they had over 10 years experience in this type of business, they said they have worked in pet stores, animal hospitals, boarding facilities and kennels. They stated they are very comfortable and confident in running this type of business.

Mr. Duncan explained they would be using ADT as their security system, that they were planning on having approximately 10 to 12 cameras, that each pen would have their own specific camera that could be monitored 24/7.

Mrs. Duncan explained that for boarding purposes there would not be any employees on the premises overnight, that they would rely on the cameras to check on the animals and that they would go in the night if need be.

Motion Vice Chair Pritkin, second Bethune to close the public hearing.

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Cooper, Vice Chair Pritikin,  
Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried, public hearing closed 8:18 p.m.

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

AYES: Commissioners Bethune, Hegber, Rhoades, Wright, Cooper, Vice Chair Pritikin,  
Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Campos

Motion carried.

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

PC 18.10 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 406.18

Motion Vice Chair Pritikin, second Chair Alexnader-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**

Chair Alexander-Basta welcomed the new Plan Commission member Lawrence Cooper. She invited everyone to the Village Picnic being held on Sunday from noon to 6:00 p.m. She also invited everyone to the 4<sup>th</sup> of July Extravaganza at the Bolingbrook Golf Course, she added that the fireworks show would be 35 minutes long, she added that this would be a great event. She said that every Wednesday there were live concerts behind Village Hall, that the Promenade Bolingbrook has Farmers Market and live entertainment on Thursdays from 7:00 to 9:00 p.m. She said everyone should support all of the activities around Bolingbrook and asked everyone to be safe and not to text and drive.

**COMMISSIONER’S REPORT**

Vice Chair Pritkin also welcomed the new member and wanted to notify every one of the great golf programs at the Bolingbrook Golf Club which include 3 to 4 day golf camps. He also wanted to invite the community to the Rocket Ice Arena which also has great programs on learning how to skate and open skating. He thanked Matt Eastman for all his awesome work.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 8:23 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY