

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
June 21, 2017**

CALL TO ORDER

Chairman Schank called the meeting to order at 8:01 p.m., Wednesday, June 21, 2017.

ROLL CALL

Present: Commissioners Terri Bethune, Talat Rashid, J.D. Rhoades, Mary Alexander-Basta, Vice Chair Seymoure Pritikin, Chairman Schank

Absent: Commissioner Calvin Wright and Rick Campos,

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES.
ADVANTAGE CHEVROLET OF BOLINGBROOK, 115 W. SOUTH FRONTAGE
ROAD. APPLICANT: DESMOND ROBERTS, ADVANTAGE CHEVY. PROJECT NO:
414.17**

Motion Rhoades, second Rashid to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Wright and Campos

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 Variances in order to allow for the construction of a parking lot expansion with associated variances at 115 W. Frontage Road. The 5.45 acres of land is zoned B-3 Highway Commercial, is located west of Bolingbrook Drive and just south of I-55, and currently developed with a car dealership occupied by Advantage Chevrolet of Bolingbrook. Access to the site is provided from Frontage Road to the north and Bolingbrook Drive to the east. The applicant is proposing to construct a parking lot expansion to create an additional 79 parking stalls, which is being requested in an effort to accommodate the ever-increasing demand for inventory storage onsite. According to the applicant, in order to construct the parking lot expansion as proposed, the applicant is requesting a Variance to waive the requirement to install landscape islands, a minimum of nine feet wide, at the end of a parking row.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development for the construction of a parking lot expansion by Advantage Chevrolet of Bolingbrook with the following:

1. A Variance to waive the requirement to install the required landscape islands within the parking lot expansion as shown on the attached site plan, subject to all required landscaping material being installed.

DISCUSSION

Vice Chair Pritikin asked for clarification on where the parking lot expansion would be located. Mr. Eastman clarified.

Commissioner Hegber questioned if the parking lot expansion was for inventory or for visitors. Mr. Eastman stated it was for inventory purposes only that visitor parking is closer to the building.

Motion Alexander-Basta, second Bethune to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Wright and Campos

Motion carried, public hearing closed 8:06 p.m.

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

AYES: Bethune, Rashid, Hegber, Rhoades, Alexander-Basta, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: Commissioners Wright and Campos

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 17.14 Approval of a Special Use Permit for a Planned Development with Variances and Adoption of Findings of Fact. Project No.: 414.17

Motion Vice Chair Pritikin, second Rashid 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

Commissioner Hegber wanted to invite everyone to the Village picnic Sunday so they can enjoy the fun activities and snow cones by the Bolingbrook Lions Club.

Commissioner Alexander-Basta wanted to invite everyone to the first pet parade at the Bolingbrook Promenade.

PLANNING DEPARTMENT REPORT

Mr. Eastman wanted to let everyone know that the new Marriott was having a ribbon cutting on Thursday and it is a very beautiful facility.

ADJOURNMENT

Motion Rhoades, second Bethune to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Schank adjourned the meeting at 8:08 p.m.

CHAIRMAN

APPROVED

SECRETARY