

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
July 17, 2019**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, July 17, 2019.

ROLL CALL

Present: Commissioners Mir Ali, Lon Schank, J.D. Rhoades, Lawrence Cooper, Calvin Wright, and Margaret Hegber

Absent: Commissioner Rick Campos and Vice Chair Terri Bethune

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

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

Motion Hegber, second Wright to open the public hearing continued from June 19, 2019.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair 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 with Variances and Final Development Plan in order to allow for the construction of a Hyatt Place hotel at 131 Remington Boulevard commonly known as Lot 7C Bolingbrook Business Park Unit 8. The applicant is proposing to develop an approximately 65,446 square foot 4-story Hyatt Place hotel, which would have 110 rooms and have approximately 50 employees. Access to the subject property would be via a two-way shared access drive from Remington Boulevard, as well as two access drives off Frontage Road. The plan also illustrates a canopy located in front of the hotel main entrance for the purposes of customer drop off and pick up. Per the Zoning Ordinance, the minimum number of required parking stalls would be 132. The applicant is proposing to install 140 parking stalls onsite. Based on the orientation and design of the building, wall signage would be permitted on the west, south and east elevations of the

building. All required landscaping, including a berm, sod and irrigation system along both Remington Boulevard and Frontage Road would be installed per the Zoning Ordinance requirements.

In order to develop the property in accordance, the applicant is requesting a Special Use Permit and multiple Variances from the Zoning Ordinance and Development Code.

A Special Use Permit to allow a Hotel. Per the Zoning Ordinance, a motel/hotel is not listed a permitted Special Use within the B-4 Zoning District. Staff supports the use as requested.

A variance to reduce the side yard setback for pavement only. Per the applicant due to the nature of the building and constraints of the site, they are requesting to reduce the rear yard setback to 5 feet, for pavement only in order to provide sufficient circulation along the south side of the building and remain consistent with the existing curb line of the drive aisle. Staff supports the variance as requested, given that, the reduced setback would be for pavement only and all required landscape material would be installed per the approved Landscape Plan.

A variance to reduce the minimum width of the curbed planting islands. Per the Zoning Ordinance, a curbed planting island, which is a minimum of nine feet wide, back-of-curb to back-of-curb, is required at the end of a parking row. The applicant is requesting to reduce the minimum width of a number of curbed planting islands to between six and eight feet as shown on the site plan. Staff supports the variance as requested in order to allow for greater automobile maneuverability throughout the site in an effort to avoid damaging the curbs and landscape beds, while maximizing the number of parking stalls provided.

A variance to allow wall signage on the north elevation. Per the Zoning Ordinance, wall signs are permitted on any elevation, which is adjacent to a public right-of-way or provides a public entrance. Based upon the proposed orientation and design, the applicant would be allowed wall signage on the elevations directly facing Remington Boulevard and Frontage Road, in addition to the south elevation, which contains a public entrance. The applicant is requesting to allow a tenant identification sign on the north wall, as they believe this to be a key component to providing symmetry around the building, along with increased visibility from both Remington Boulevard and Frontage Road. Staff supports this request.

A variance to allow multiple ground signs on a single lot. Per the Zoning Ordinance, only one ground-mounted sign is permitted per lot of record. The applicant is proposing to construct two ground-mounted monument style signs, approximately 50 square feet in area; one within the setback along Remington Boulevard and the other within the setback along Frontage Road. Staff supports the variance as requested due to the subject site having over 500 feet of combined frontage between Remington Boulevard and Frontage Road.

A variance to remove more than 50% of the trees onsite. Per the applicant, as part of the proposed grading to accommodate for the proposed development, all of existing

trees need to be removed. Staff supports this variance based upon the required number of replacement trees being provided.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with a Special Use to allow for a 4-story, 110 room, Hyatt Place hotel with outdoor seating, a bar/lounge and with the aforementioned variances.

Staff recommends approval of a Final Development Plan, subject to:

1. All comments from the plans submitted June 25, 2019 being addressed.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Commissioner Schank questioned where the service entrance would be located. Chair Ali asked if the service vehicles could access hotel off Remington Boulevard. Commissioner Hegber asked if the 110 rooms were only lodging and if they would have a full service restaurant.

Mr. Eastman stated the service doors would be in the rear of the building off Frontage Road, that a box truck would be able to come in through Remington Boulevard, but not a semi-truck. He added that the hotel would have a fitness room and a lounge, but that the 110 rooms would only be for lodging. He went on to say there would not be a restaurant.

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing closed 8:13 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.21 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 415.19

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. ARTS OF LOVE SALON, 317 VETERANS PARKWAY. APPLICANT: TEJA HUTCHINSON. PROJECT NO.: 421.19

Motion Wright, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing opened at 8:14 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 hair salon and spa establishment at 317 Veterans Parkway. The subject site comprises approximately 1.90 acres, currently developed with a multi-tenant commercial building, totaling approximately 16,500 square feet, and is zoned B-2 Community Retail. Access to the subject property is provided via Veterans Parkway to the east and Lily Cache Lane to the north. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a hair salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a hair salon and spa establishment at 317 Veterans Parkway. Per the applicant, along with hair styling and cutting, the salon would offer hair weaving, waxing and eyelash extensions as well as offer beauty products. Per the applicant, the hours of operation would be 12:00 p.m. to 5:00 p.m. on Sunday, 9:00 a.m. to 6:00 p.m. Tuesday, Thursday and Friday, 9:00 a.m. to 5:00 p.m. on Wednesday, 8:00 a.m. to 6:00 p.m. on Saturday, and closed on Monday. The proposed salon would have approximately five employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a hair salon and spa, commonly known as Arts of Love, at 317 Veterans Parkway.

DISCUSSION

Jodi Smilie, Bolingbrook, IL, sworn. Ms. Smilie stated she had a barbershop on the same strip mall and wanted to know if this salon had barbers.

Mr. Eastman stated there were no barbers.

Motion Hegber, second Wright to close the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

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

APPROVAL OF FINDINGS OF FACT

PC 19.25 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 421.19

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND PLAT OF VACATION. HOME2 SUITES BY HILTON, 1 BROOKSIDE COURT. APPLICANT: ARVIND AGGARWAL, GOVINDA HOSPITALITY, LLC. PROJECT NO.: 422.19

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing opened at 8:20 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is in the process of revising the development plans based upon initial comments received from Staff; for this reason, Staff is requesting the project be continued to be regularly scheduled Plan Commission Meeting of August 21, 2019.

Motion Hegber, second Cooper to continue the public hearing to August 21, 2019.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing continued 8:23 p.m.

SPECIAL USE PERMIT FOR OUTDOOR DINING AND EXTENDED HOURS OF OPERATION. DANNY'S PIZZA & BUGER BAR, 639 E. BOUGHTON ROAD, SUITE 105. APPLICANT: KATARZYNA ORZECOWSKI, DT GROUP, LLC. PROJECT NO.: 423.19

Motion Cooper, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for Outdoor Dining and Extended Hours of Operation in order to allow a sit-down restaurant with outdoor dining and hours

beyond 10:00 p.m. at 639 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, outdoor dining, as well as hours of operation beyond 10:00 p.m., require a Special Use Permit within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit in order to construct an approximate 685 square foot outdoor dining area for the restaurant located at 639 E. Boughton Road, Suite 105, as well as extended hours of operation. Per applicant, the hours of operation would be, Sunday through Thursday 11:00 a.m. to 11:00 p.m., Friday and Saturday 11:00 a.m. to 12:00 a.m. Per the applicant, the restaurant's mission is to provide the highest quality pizza and burgers, in addition to superior customer service, in order to add to The Promenade experience. As a safety precaution to the customers using the outdoor dining area, the applicant is proposing to enclose the seating area with a decorative fence/wall. If approved, the applicant is proposing 10 tables, which can seat up to 36 patrons. Per the applicant, they would employ approximately 25 employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for an outdoor dining area, as well as extended hours of operation, at Danny's Pizza & Burger Bar, located at 639 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, if applicable.
3. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.
4. A decorative fence, minimum of three feet in height, enclosing the proposed outdoor dining area.
5. The aforementioned hours of operation.

DISCUSSION

Chair Ali questioned if smoking would be allowed in the outdoor dining area. Commissioner Schank asked if they would be serving alcohol. Commissioner Hegber asked for clarification on where they were located.

Mr. Eastman said State of Illinois Law stated a smoker had to be at least 15 feet away from any entrance and per the Will County Health Department smoking is not allowed where people are eating. He explained that the applicant was applying for a separate liquor license and that they were opening close to Prince Arcades.

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing closed 8:27 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.27 Approval of a Special Use Permit for Outdoor Dining, Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 423.19

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. PARADIGM, 552 W. BOUGHTON ROAD. APPLICANT: GREG TAYLOR, BARONS HOLDING, LLC. PROJECT NO.: 424.19

Motion Schank, second Wright to open the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing opened at 8:28 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is requesting the project be continued to the regularly scheduled Plan Commission Meeting of August 21, 2019. The applicant failed to have the required Public Notice Sign installed on the property.

Motion Rhoades, second Hegber to continue the public hearing to August 21, 2019.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing continued 8:29 p.m.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. RON'S STAFFING SERVICES, 116 N. BOLINGBROOK DRIVE. APPLICANT: JOHN ROSS, RON'S STAFFING SERVICES. PROJECT NO.: 425.19

Motion Rhoades, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing opened at 8:31 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 for a staffing agency at 116 N. Bolingbrook Drive. The subject property comprises approximately 7.4 acres and is currently zoned B-2 Community Retail. Access to the subject property is from multiple points off Bolingbrook Drive to the west in addition to an access point off Briarcliff Road. The shopping center has adequate parking for the proposed use, however; per the Zoning Ordinance, a professional and/or medical office is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Ron's Staffing Services at 116 N. Bolingbrook Drive. Per the applicant, the hours of operation are Monday thru Friday: 5:00 a.m. to 6:00 p.m. and closed on the weekends. Per the applicant, there would be three full-time employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a staffing agency, commonly known as Ron's Staffing Services, at 116 N. Bolingbrook Drive.

DISCUSSION

Commissioner Cooper asked if they were currently in the same building. Mr. Eastman stated that the applicant was currently in the same building, but that Special Use Permits are tied to the address, so relocating would need to go through the entire process.

Motion Rhoades, second Schank to close the public hearing.

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried, public hearing closed 8:33 p.m.

APPROVAL OF FINDINGS OF FACT

PC 19.29 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 425.19

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

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

AYES: Commissioners Schank, Rhoades, Cooper, Wright, Hegber, Chair Ali

NAYS: None

ABSENT: Commissioners Campos and Vice Chair Bethune

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR’S REPORT

Chair Ali invited everyone to the concerts on the hill in the rear of Village Hall, he also invited everyone to the Pakistan Day on August 24th.

COMMISSIONER’S REPORT

Commissioner Schank offered his condolences to the family for the passing of Patricia Schanks. Chair Ali added this was a huge loss to the Bolingbrook community, that his thoughts and prayers were with the family, and that sincere condolence on behalf of the commission.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:35 p.m.

CHAIRMAN

APPROVED

SECRETARY