

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
August 21, 2019**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, August 21, 2019.

ROLL CALL

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

Absent: Commissioner J.D. Rhoades and Lon Schank

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

Press: None

APPROVAL OF MINUTES

Motion Cooper, second Hegber to approve Minutes of the May 15, 2019 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. HOME2 SUITES BY
HILTON, 1 BROOKSIDE COURT. APPLICANT: ARVIND AGGARWAL, GOVINDA
HOSPITALITY, LLC. PROJECT NO.: 422.19**

Motion Wright, second Vice Chair Bethune to open the public hearing continued from July 17, 2019.

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

NAYS: None

ABSENT: Commissioners Schank and Rhoades

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, Final Development Plan and Plat of Vacation in order to allow for the construction of a Home2 Suites by Hilton hotel at 1 Brookside Court. The subject site, commonly known as Lot 7 and 8 in Lily Cache Re-Subdivision Number 1, comprises approximately 1.85 acres, is zoned B-4 Commercial Urban Redevelopment and is

currently vacant. The Village Board of Trustees approved the original request for a Rezoning from A-1 Agriculture to B-4 Commercial Urban Redevelopment for the subject site, as well as the general area, in March 1995. At that time, the area was previously approved to allow regional type commercial uses, one of which being a hotel up to 70 feet in height. The Village Board of Trustees went on to approve the original request for a Special Use Permit for a Planned Commercial Development and Final Development Plan to allow for the construction of Candlewood Suites for the subject site, in January 2009. The hotel was never built. The applicant is proposing to develop an approximately 48,175 square foot 4-story Home2 Suites by Hilton hotel, which would have 91 rooms and have approximately 20 employees. Access to the subject property would be via two, two-way access drives off Brookside Court. 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 109. Based upon 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 Brookside Court would be installed per the Zoning Ordinance requirements.

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. The applicant is proposing to develop a 48,175 square foot 4-story hotel, which would have 91 rooms. Staff supports the use as requested.

A variance to reduce the overall number and depth of the required parking stalls. The applicant is proposing 99 parking stalls, which is a deficiency of 10 stalls. The applicant has proposed 91 of the 99 stalls provided to be 18 feet in depth, which is a deficiency of one foot. Per the applicant, the product is an all-suite, corporate hotel, designed for individual business travel on a several-day assignment and this type of product needs no extra guest parking beyond the room count.

A variance to reduce the rear yard setback. Per the Zoning Ordinance, a minimum setback of 10 feet would be required along the rear property line. 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 five feet, in order to provide sufficient circulation throughout the parking lot, while maximizing the number of parking stalls being provided. Staff supports the variance as requested, given that, all the required landscape material would be installed per the approved Landscape Plan.

A variance to reduce the minimum width of the curbed planting islands. The applicant is requesting to reduce the minimum width of two curbed planting islands to five feet. 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 alter the foundation landscape area. The applicant is proposing to reduce the width of the required foundation planting bed to approximately four feet along the

north wall, adjacent to Brookside Court. Staff supports the variance as requested, subject to all the required plant material being installed.

A variance to allow wall signage on the south elevation. Based upon the proposed orientation and design, the applicant would be allowed wall signage on the elevations directly facing Brookside Court, in addition to the east elevation, which contains a public entrance. The applicant is requesting to allow a tenant identification sign on the south wall, as they believe this to be a key component to providing symmetry around the building, along with increased visibility from Remington Boulevard.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development with the aforementioned variances.

Staff recommends approval of a Final Development Plan and Plat of Vacation subject to:

1. All comments from the memo dated July 15, 2019 being address.
2. The review and approval from the Director of Public Services and Development.

DISCUSSION

Chair Ali questioned where the pool would be located. Commissioner Hegber asked if they would have a restaurant. Vice Chair Bethune asked where the trash receptacles would be located. Commissioner Wright asked how the construction traffic would impact the neighboring daycare facility.

Mr. Eastman stated the pool was indoors, that there would be no restaurant and that the trash receptacles would be east of the building. He went on to say that with any construction that has neighboring properties they would be required to maintain the debris and dust.

Village Engineer, Tom Pawlowicz, stated he did not foresee a traffic problem. He said there would not be constant vehicles coming in and out of the jobsite, that they would be intermittent.

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

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

NAYS: None

ABSENT: Commissioners Schank and Rhoades

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

APPROVAL OF FINDINGS OF FACT

PC 19.26 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, Plat of Vacation and Adoption of Findings of Fact.
Project No.: 422.19

Motion Hegber, second Cooper to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

Motion Hegber, second Vice Chair Bethune to accept the recommendation of Planning Staff.
AYES: Commissioners Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chair Ali
NAYS: None
ABSENT: Commissioners Schank and Rhoades
Motion carried.

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

Motion Cooper, second Hegber to open the public hearing continued from July 17, 2019.
AYES: Commissioners Cooper, Wright, Hegber, Campos, Vice Chair Bethune, Chair Ali
NAYS: None
ABSENT: Commissioners Schank and Rhoades
Motion carried, public hearing opened at 8:18 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 552 W. Bought 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. Back in 2017 this same business was approved for the northerly most position in the building. Due to different circumstances and delays he is requesting permission to move to 552 W. Boughton Road. Access to the subject property is provided via a two-way entrance off Boughton Road to the south, in addition to cross-access to the future development to the west. 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 establishment at 552 W. Boughton Road. Per the applicant, along with hair styling and grooming, the salon would offer massage therapy, manicure/pedicure as well as skin care and informative tips for wellness. Per the applicant, the hours of operation would be 9:00 a.m. to 7:00 p.m. Monday through Saturday and 11:00 a.m. to 6:00 p.m. on Sunday. The proposed salon would have 10 to 15 employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow a hair salon, commonly known as Paradigm, at 552 W. Boughton Road.

DISCUSSION

Commissioner Cooper questioned if there were two levels and if the upper level was open. Mr. Eastman stated there was a second floor and it was open, he explained that each unit in this particular building had a first floor with a mezzanine; which was built under 1,000 square feet, so there would be no chairlift or elevator requirement. He said they were all designed to accommodate uses on the second level.

Motion Wright, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Schank and Rhoades

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

APPROVAL OF FINDINGS OF FACT

PC 19.28 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 424.19

Motion Vice Chair Bethune, second Hegber to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

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

NAYS: None

ABSENT: Commissioners Schank and Rhoades

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali invited everyone to the Pakistan Day taking place on Saturday. He said to arrive early because there was a huge crowd of thousands of people. He said it was lots of fun with great music and delicious ethnic food.

COMMISSIONER'S REPORT

Commissioner Wright wanted to wish the past Chairman Mary Alexander-Basta a Happy Birthday. Commissioner Hegber invited everyone to an event on Thursday

August 22nd. She said the Bolingbrook Lions Club was having “Rockin Recycling” behind Village Hall with a great band from 6:00 p.m. to 9:00 p.m. She said for everything recycled a raffle ticket would be given for a chance to win a price. She said it was a fun time and that everything collected would go back to the community.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Cooper, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 8:25p.m.

CHAIRMAN

APPROVED

SECRETARY