

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
September 19, 2018**

CALL TO ORDER

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, September 19, 2018.

ROLL CALL

Present: Commissioners Mir Ali, J.D. Rhoades, Lawrence Cooper, Margaret Hegber, Calvin Wright, Rick Campos, Vice Chair Terri Bethune, Chairman Alexander-Basta

Absent: Commissioner Ali and Vice Chair Bethune

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

Press: None

APPROVAL OF MINUTES

Motion Wright, second Rhoades to approve Minutes of the July 18, 2018 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION. BABA'S FAMOUS STEAK & LEMONADE, 362 N. SCHMIDT ROAD. APPLICANT: HAITHAM ALLIDBADI. PROJECT NO.: 409.18

Motion Alexander-Basta, second Rhoades to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

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

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Special Use Permit for Extended Hours of Operation in order to allow an existing restaurant to remain open until midnight, seven days a week at 362 N. Schmidt Road. The subject property comprises approximately 1.4 acres, is currently zoned B-2 Community Retail is part of an overall retail shopping center commonly known as the Riverwoods Shopping Plaza. Per the Zoning Ordinance, hours of operation beyond 10:00 p.m. require a Special Use Permit within the B-2 Community Retail Zoning District. As such, the applicant is requesting a Special Use Permit to allow the existing Baba's Famous Steak & Lemonade at 362 N. Schmidt Road to remain open until midnight, seven days a week.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for Baba's Famous Steak & Lemonade, located at 362 N. Schmidt Road, to remain open until midnight, seven days a week subject to the following:

1. The applicant/owner agrees to monitor the conditions of the special use ordinance and understands that the Certificate of Occupancy and/or Special Use Permit would be revoked if any conditions of approval were violated.
2. Staff review six months following the date the Special Use Permit is approved by the Village Board.

DISCUSSION

Commissioner Cooper questioned who was responsible for security. Commissioner Wright questioned if the Special Use would be revoked what time would they have to close. He also commented that there is currently issues with trash in the parking lot and asked who was responsible for the maintenance. Chairman Alexander-Basta questioned why they wanted to stay open until midnight.

Mr. Eastman wanted to give some background to this request. He stated the business had been remaining open until 3:00 a.m. for the past seven years. He said it came to the Village's attention that they did not have a Special Use in place to do that. They were notified and told they had to close at 10:00 p.m. They recognized there were problems happening outside of the building, which is why there are conditions with the approval of the Special Use. Staff will continue to monitor the situation and if problems arise the Special Use will be revoked. He explained that the majority of their business is at night, and if they are forced to close at 10:00 p.m. they will lose a substantial amount of money and would need to relocate. He also stated the tenant would be responsible for the clean up.

Ayman Shehada, Alsip, IL, sworn. He said he currently manages 25 stores in Illinois. He said he has cleaned up this store, but explained that it takes more than one person and one business to clean up the area and that as of the time he has been there, there has been no illegal activity. He said most of his customers are working people and the reason for extended hours is that most of them come after 6:00 p.m. He went on to say he does not have security issues, but that he has installed between 8 to 10 security cameras to cover his area to make sure everyone is safe.

Motion Cooper, second Rhoades to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

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

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

AYES: Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.13 Approval of a Special Use Permit for Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 409.18

Motion Wright, second Rhoades to accept the Findings of Fact.
Voice Vote: Unanimous
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. WORKFORCE ENTERPRISES, 1329 LILY CACHE LANE. APPLICANT: ASHLEY MILLAN, WORKFORCE ENTERPRISES. PROJECT NO.: 412.18

Motion Hegber, second Wright to open the public hearing.
AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chair Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali and Vice Chair Bethune
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 staffing agency office at 1329 Lily Cache Lane. The subject site comprises approximately 1.56 acres, is developed with an approximate 14,160 square foot commercial building and is currently zoned B-2 Community Retail. Per the Zoning Ordinance, a professional office is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a staffing agency at 1329 Lily Cache Lane. Per the applicant, the hours of operation would be Monday through Friday from 8:00 a.m. until 5:00 p.m. and would be closed on weekends. Per the applicant, there would be approximately three employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow Workforce Enterprises at 1329 Lily Cache Lane.

DISCUSSION

None

Motion Rhoades, second Campos to close the public hearing.
AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali and Vice Chair Bethune
Motion carried, public hearing closed 8:20 p.m.

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

APPROVAL OF FINDINGS OF FACT

PC 18.15 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 412.18

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

SPECIAL USE PERMIT FOR A GAME ROOM WITH EXTENDED HOURS OF OPERATION. PRINCE ARCADES, 619 E. BOUGHTON ROAD, SUITE 125. APPLICANT: JEREMY FOX, PRINCE ARCADES, INC. PROJECT NO.: 413.18

Motion Wright, second Campos to open the public hearing.
AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chair Alexander-Basta
NAYS: None
ABSENT: Commissioners Ali 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 a Game Room with Extended Hours of Operation in order to allow an arcade to open past 10:00 p.m. at 619 E. Boughton Road, Suite 125. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail. There is adequate parking for the proposed use. Per the Zoning Ordinance, a Game Room with hours beyond 10:00 p.m. is not a permitted use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow Prince Arcades to occupy the tenant space located at 619 E. Boughton Road, Suite 125. Per the applicant, the goal is to provide a source of entertainment for all ages in a fun, retro environment featuring 60 to 80 classic full size arcade games such as Pac-Man, Centipede, and Galaga. Prince Arcades would be available for birthday parties and corporate event bookings. Per the applicant, the hours of operation would be from 12:00 p.m. to 10:00 p.m. Sunday through Thursday, while Friday and Saturday the arcade would be open from 12:00 p.m. to 11:00 p.m. and staffed with two employees.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Game Room with Extended Hours of Operation located at 619 E. Boughton Road, Suite 125.

DISCUSSION

Chairman Alexander-Basta had concerns with the amount of games and only having two employees and asked how they would monitor the amount of people in the facility. Commissioner Hegber questioned if it would only be \$15.00 for the entire day, if there would be food and when they anticipate opening. Commissioner Campos asked if there would be a seating area and if they would require a vending machine license per game. Commissioner Cooper questioned the occupancy, and had concerns on the amount of employees.

Mr. Eastman stated there would be no kitchen only selling snacks, that there would be no seating area, and that the occupancy was not finalized yet because there was no official floor plan.

Jeremy Fox, Bolingbrook, IL, sworn. Mr. Fox stated that he would have an attendant at the front door with a kiosk/cashier station, that every person coming into the facility would get a receipt and that is what they would need in order to come in and out of the arcade for the entire day. He explained that one of their main things is having customers leave and come back. He said they want customer to go shopping or eating and come back to play. He said they anticipate being open by November.

Commissioner Rhoades commented that this is great to get gamers out of the house and really liked the idea of an arcade at the mall.

Motion Campos, second Hegber to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried, public hearing closed 8:35 p.m.

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

AYES: Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.16 Approval of a Special Use Permit for a Game Room with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 413.18

Motion Wright, second Hegber to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. LIBERTY GREEN, NORTHEAST CORNER OF FRANCIS KEY SCOTT BOULEVARD AND ESSINGTON ROAD. APPLICANT: ROB GETZ, PULTE GROUP. PROJECT NO.: 411.18

Motion Cooper, second Wright to open the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried, public hearing opened at 8:37 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 Final Plat of Subdivision in order to allow for the development of an age-restricted community with associated variances at the northeast corner of Francis Key Scott Boulevard and Essington Road. To the North is vacant land which is zoned R-3 Single Family Residential, to the East is the Bolingbrook Golf Club, to the South is Patriot Place Subdivision and in the West is low density Single Family Residential property which is vacant and located to the Village of Plainfield. The subject parcels are comprised of three lots approximately 50.87

acres, is zoned R-3 Single Family Residential and is currently vacant, except for an approximate 4.24 acre parcel commonly referred to as the "Puetz Property". The house, along with the accessory structures and driveways will be demolished as part of this development. Primary access to all lots would be provided off Francis Scott Key Boulevard to the southwest, with an additional access point being provided off Essington Road to the northwest. The applicant is proposing to install additional landscape material and architectural features, including a monument sign identifying the overall subdivision name complementing the existing sign for Patriot Place in design, within the existing median at entrance onto Francis Scott Key Boulevard. The applicant is proposing to develop an 'age-restricted' (55+ and older) living community, commonly known as Liberty Green, consisting of 153 single-family lots, which would be constructed in two phases. The Final Plat of Subdivision of Liberty Green Phase I would create 83 single-family lots, along with five outlots. Phase II would create the remaining 70 single-family lots, along with two additional outlots. The proposed subdivision would include a public right-of-way for the provision of streets, including a 50-foot right-of-way dedication for the future expansion of Essington Road. All streets within the subdivision would be owned and maintained by the Village of Bolingbrook. The applicant is proposing a 50-foot landscape outlot along the east side of Essington Road, which would consist of an undulating berm three feet in height, perimeter landscape material and an irrigation system. The required berm, perimeter landscape material and irrigation system along the north side of Francis Scott Key Boulevard cannot be provided due to the restrictions of the existing 57-foot wide gas pipeline easement. At this time, Staff is currently working with the applicant to finalize the size and location of the required Public Utility and Drainage Easements. A Homeowner's Association would govern the overall subdivision and would be responsible for maintenance of the entry signs and all common open space areas including outlots, landscaping, etc. Per the approved Park District Agreement, the applicant has agreed to pay an impact fee of \$1,400 per home at the time a building permit is obtained. Per the approved School District Agreement, Plainfield Community Consolidated School District #202 agrees to waive impact fees associated with the Liberty Green, age-restricted, residential development; subject to if at some point, the development is no longer age-restricted, the school district would expect to capture the established impact fees at that time. Phase I and II identifies lots ranging from 8,100 square feet to 21,173 square feet. Per the applicant, three model homes would be offered. The proposed homes would be ranch-style homes, on a slab with no basement, ranging from approximately 1,683 square feet to 2,770 square feet depending on the model and options the buyer purchases. Each single-family home would include a garage comprised of a minimum of 530 square feet. The average home sales are forecasted to range between \$350,000 and \$375,000.

To develop the property in accordance with the R-3 Zoning District, the applicant is requesting multiple variances.

A variance to reduce the overall lot size and width for a single family lot. Per the Zoning Ordinance, every single-family detached dwelling shall be located on a lot having an area of not less than 9,250 square feet and a width at the established building line of not less than 75 feet. The applicant is proposing a development consisting of a wide variety of lot sizes with a minimum lot size of 8,100 square feet and 60 feet in width. Staff supports the variance as requested due to the nature of this development and the product, which provides accessibility benefits and minimal maintenance yards to cater towards desired attributes of the 55 and older community.

A variance to reduce the minimum front yard setback. The applicant is requesting a reduction from 30 to 25 feet. Staff supports the variance as requested due to the nature of this age-restricted development.

A variance to reduce the minimum side yard setback. The applicant is requesting a reduction from 8.5 feet to 5 feet. Staff supports the variance as requested due to the nature of this age-restricted development.

A variance to reduce the minimum rear yard setback. The applicant is requesting a reduction from 35 to 25 feet. Staff supports the variances as requested due to the nature of this age-restricted development.

A variance to increase the maximum lot coverage for a single-family lot. The applicant is requesting an increase from 35% to 45%. Staff supports the variance as requested due to the nature of this age-restricted development.

A variance to increase the maximum density. Per the Zoning Ordinance, the density for the single-family dwellings shall not exceed 3.0 dwelling units per gross acres. The applicant is requesting an increase from 3.0 to 3.1 units per acres. Staff supports the variance as requested. As part of this development, additional green space would be owned and maintained by the Village for purposes of the golf course and cart paths, which increases the overall density.

A variance to waive the installation of the required berm and irrigation system within the front yard along Francis Key Scott Boulevard. The applicant is requesting to waive the berm, irrigation system and required plant material due to the restriction of the 57-foot easement for the gas pipeline, which runs parallel to the roadway. Staff supports the variance as requested subject to the required plant material being installed per the approved Landscape Plan.

A variance to increase the size and number of development signs. The applicant is requesting to install three development signs. The first would be a stone monument sign, 12 feet in height and approximately 60 square feet in area, which would be constructed to complement the existing monument for Patriot Place near the entrance onto Francis Key Scott Boulevard. The second would be constructed as an enlarged directional sign near where Francis Key Scott Boulevard terminates, helping to direct traffic to the two different subdivisions. Lastly, the third sign would be constructed as part of the main entrance and landscaping feature as you enter Liberty Green subdivision just north of Francis Key Scott Boulevard.

A variance to reduce the minimum width for the right-of-way. The applicant is requesting a reduction from 66 to 60 feet for the right-of-way. Staff supports this variance as requested.

A variance to reduce the minimum centerline radius for a local street. Per the Development Code, the minimum centerline turning radius for a local street is 150 feet. The applicant is requesting a centerline radius of 90 feet at a number of locations within the subdivision. Staff supports the variance as requested, subject to the applicant straightening out the three t-intersections noted in Staff's review comments and due to the street mainly being utilized by residents.

A variance to increase the length of a residential cul-de-sac. Per the Development Code, permanent dead end streets (cul-de-sac) shall be no longer than 500 feet measured from its origin through the center of the circle to the end of the right-of-way. The applicant is requesting to extend and increase the cul-de-sac from 500 to 570 feet. Staff supports the variance as requested.

A variance to waive the requirement to install public improvements along Essington Road. The applicant is requesting to waive this requirement. Staff supports the variances as requested,

noting this was agreed to as part of Ordinance 18-035. The parkway improvements would be installed as part of the future Essington Road expansion.

A variance to waive the requirement to bury all overhead utility lines upon development of property. Staff supports the variance as requested, noting this was agreed as part of Ordinance 18-035. The lines would be buried as part of the future Essington Road expansion.

A variance to allow an open ditch along Essington Boulevard. Staff supports the variance as requested, noting this was agreed to as part of Ordinance 18-035. The open ditch would be eliminated as part of the future Essington Road expansion.

A variance to reduce the grade of the rear and side yard swale. The applicant is requesting a reduction from 2% to 1.5% in select areas. Staff supports the variance as requested due to the nature of the development. There would be no basements, which would eliminate the concerns of sump pumps having to contend with additional water and the Homeowner's Association, not individual residents, would maintain most of the land in question.

A variance to remove more than 50% of the trees onsite. Per the applicant, as part of the proposed grading to accommodate for the development, the majority of the trees (six inches in diameter) that currently exist onsite need to be removed. Staff supports the variance as requested, subject to the required number of replacement trees being provided per the approved Landscape Plan.

A variance to use additional species not currently on the approved species list. The applicant is requesting to allow additional tree species to count towards satisfying their replacement tree requirement. Staff supports the variance as requested, subject to the review and approval by the Village Forester.

A variance to allow two-car garage with a three-car option exceeding the maximum allowable square footage. Per the Zoning Ordinance, every detached single-family dwelling unit shall include either an attached or a detached garage located on the same lot or parcel. Each garage shall provide three vehicle stalls inside of a garage that is not less than 9 feet in width and 19 feet in length of clear space measure within the interior of the garage, and shall not contain less than 530 square feet and no greater than 640 square feet as measure by the exterior dimensions of the garage. The applicant is requesting to allow a minimum of 530 square foot garage with an optional third car upgrade; however, the base model would not provide the required three 9' by 19' vehicle stalls and the optional third car garage would exceed the required 640 square feet. Pulte Group believes that, with this being an age-restricted community, this will provide future residents alternatives on the overall design and function of their new home. Staff supports this variance as requested, subject to the three-car option being an upgrade option on all models.

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 Final Plat of Subdivision for an age-restricted community subject to:

1. All of Staff's comments from the submittal dates August 24, 2018, being addressed.
2. The review and approval of Director of Public Services and Development.

DISCUSSION

Commissioner Rhoades questioned if the Bolingbrook residents would be liable for the Park District fee of \$1,400.00 per home. Commissioner Campos questioned if this property was subject to the accessibility requirements, if they would have a clubhouse and if the residents would have access to the Golf Club from their home.

Mr. Eastman stated if this project were to go through, the Village of Bolingbrook would be selling to Pulte, Pulte would pay the impact fees as part of the Building Permit. He explained that there are Impact fees that are paid with every single-family home that is built and they are paid at time of construction. These fees are based upon the number of bedrooms. He said a five bedroom home would be more than a three bedroom home because there could potentially be more children going to the school district. He went on to say this should not be misinterpreted for the tax bill, he said the yearly taxes paid would be the same as everyone else. He also explained that there would be an overall agreement being placed that would allow the residents to utilize the Golf Course Clubhouse and that they would have access to it from their homes.

Tom Thiakos, Bolingbrook, IL, sworn. Mr. Thiakos asked if there could be an additional left turn lane installed for the new subdivision, what was proposed on the North end of Betsy Ross Place, how far the buffer would be from the future subdivision and if there will be construction signs.

Carl Amport, Bolingbrook, IL, sworn. Mr. Amport stated his property is adjacent to the future development and he had concerns with drainage, density and appearance. He explained that his subdivision is very wet and has had problems with flooding. He asked if additional storm sewers would be added and was concerned that the lack of berm would cause more water problems.

Marty Rizzo, Bolingbrook, IL, sworn. Mr. Rizzo reiterated the water issue and asked if there would be speed limit signs installed because there are kids and pets in his area. He also asked if a traffic signal could be added since this subdivision would triple the existing traffic.

Dennis Boyk, Bolingbrook, IL, sworn. Mr. Boyk explained that his property backs up to the main entrance of the subdivision and was concerned if there was no stop signs installed. He asked if the existing entrance would be the only one and what the view would be from his house.

Ella Hudson, Bolingbrook, IL, sworn. Mrs. Hudson agreed with the previous testimonies on the traffic entering the subdivision and wanted a traffic light to be considered. She also asked if the subdivision would go as far back as Rodeo Drive.

Tom Pawlowicz, Village Engineer stated that the northerly entrance was currently right in and right out, that when Essington Road gets expanded there will be a landscape median installed and will be naturally right in right out. He stated in the meantime they may be able to install a porkchop to force the traffic to be right in and right out. He also explained that when Patriot Place first opened they did have water problems but that it was entirely basement and sump pump related. He said that Liberty Green would not have basements nor underground water and that since this subdivision would not have fences, accessory structures or landscape gardens with raised border it would allow water to flow more easily and not cause draining issues. He went on to say that there will be additional storm sewers added across from the gas pipe line for extra help with the water. He said residential streets are all 25 miles per hour and if need be they would install additional signs. He said there was no anticipation in installing a traffic signal, but would monitor the area and do a traffic study and traffic counts if there were issues.

Mr. Eastman added that there were no plans to send the construction traffic through Francis Key Scott Boulevard. He explained that there would be approximately 100 feet between the homes in the two subdivisions and that the gas pipeline easement is about 85 to 100 feet before the property line of where the new subdivision would start. He also stated there would be a second entrance off Essington Road, that the subdivision would not go as far back as Rodeo Drive.

Rob Getz, Schaumburg, IL, sworn. Mr. Getz explained they would be building three models and that the lots would be large enough to have a third car garage bay. He said they would offer a second story area with the option of a loft or a bedroom with a bathroom. That they were very familiar with the visitability code and would have ramps at the front entrance along with wider doorways and hallways. He went on to say that every home in Liberty Green would have a social membership to the Bolingbrook Golf Club, which would give the residents access to the fitness center, sauna, clubhouse and that they would have options to purchase Golf Club memberships. He said these homes would be low maintenance that the Homeowner's Association would be responsible for mowing the lawns, keeping up with the landscaping and plowing the driveways and walkways in the subdivision. He said because both subdivisions would be using Francis Key Scott Boulevard entrance that they would be splitting the maintenance cost with Patriot Place's management company. He also said they would be using the same Landscape Architect as Patriot Place. He explained that they designed the lots to be staggered to help with the privacy between the homes and that they would prohibit fences, recreational play facilities, accessory structures and window fans, but that decks and patios would be allowed.

Mr. Eastman added that there would be approximately 70 acres between Liberty Green and Rodeo Drive so there would not be a road extension, and that John Green owns that property which is currently zoned R-3 Single Family Residential.

Motion Cooper, second Hegber to close the public hearing.

AYES: Commissioners Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried, public hearing closed 10:00 p.m.

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

AYES: Hegber, Rhoades, Wright, Cooper, Campos, Chairman Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali and Vice Chair Bethune

Motion carried.

APPROVAL OF FINDINGS OF FACT

PC 18.14 Approval of a Special Use Permit for a Planned Development with Variances, Final Development, Final Plat of Subdivision and Adoption of Findings of Fact. Project No.: 411.18

Motion Rhoades, second Wright 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

Chairman Alexander-Basta invited everyone to the Day of the Immigrant event happening on the weekend.

COMMISSIONER'S REPORT

Village Engineer congratulated Chairman for being named Female Citizen of the year.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Alexander-Basta adjourned the meeting at 10:03 p.m.

CHAIRMAN

APPROVED

SECRETARY