

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
September 20, 2017**

**CALL TO ORDER**

Chairman Schank called the meeting to order at 8:00 p.m., Wednesday, September 20, 2017.

**ROLL CALL**

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

Absent: None

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR OUTDOOR DINING. TAILGATERS SPORTS BAR & GRILL, 431 W. BOUGHTON ROAD. APPLICANT: ROBERT ZALEWSKI, TAILGATERS SPORTS BAR & GRILL. PROJECT NO.: 422.17**

Motion Vice Chair Pritikin, second Wright to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

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 Outdoor Dining at 431 W. Boughton Road. The subject site comprises approximately 4.48 acres, is currently zoned B-2 Community Retail and is part of a unified development commonly known as Riverwoods Plaza. Per the Zoning Ordinance, outdoor dining requires a Special Use Permit and as such, the applicant is requesting a Special Use Permit in order to construct an approximate 1,000 square foot outdoor dining area along the north wall of the building. There is adequate parking for the increase in use and access would remain the same. The restaurant is open 11:00 a.m. to 2:00 a.m. daily and has approximately 30 employees. The outdoor dining area would consist of approximately 12 tables and 50 seats, to be used weather permitting, and have the hours of operation coincide with the indoor restaurant. As a safety concern to the customers, the applicant is proposing to install a 42-inch tall ornamental fence, completely enclosing the proposed outdoor dining area from the parking lot. Furthermore, due to the proposed location, security bollards would be spaced at a minimum of every 48 inches minimum around the perimeter of the seating area. Staff has been discussing with applicant on making the curb eight inches instead of the current six inches.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for Outdoor Dining at Tailgaters Sports Bar & Grill, located at 431 W. Boughton Road, 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 (patio) area must be the same color as any awning features on the main building.
3. No signage and/or logos will be permitted on any portion of awnings and/or umbrella features.

**DISCUSSION**

Commissioner Bethune asked if the dining area would protrude with the walkway.

Mr. Eastman stated the walkway would be protruded, that the parking stalls would be 24 feet to the curb, which would allow the typical two lanes of traffic so no variance would be required.

Motion Wright, second Rhoades to close the public hearing.

AYES: Commissioners Campos, Alexander-Basta, Wright, Rhoades, Hegber, Ali, Bethune, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:05 p.m.

Motion Vice Chair Pritikin, second Alexander-Basta to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: None

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 17.21 Approval of a Special Use Permit for Outdoor Dining and Adoption of Findings of Fact. Project No.: 422.17

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. MATHNASIUM OF WEST BOLINGBROOK, 270 S. WEBER ROAD. APPLICANT: JAMES & MICHELLE MARTIN, GENIUSMAKERS, LLC. PROJECT NO.: 424.17**

Motion Hegber, second Bethune to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:08 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 commercial learning center at 270 S. Weber Road. The subject site comprises approximately 2.02 acres, currently developed with an approximate 14,000 square foot multi-tenant commercial building and is zoned B-2 Community Retail. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a commercial learning center is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use

Permit to allow Mathnasium of West Bolingbrook at 270 S. Weber Road. Per the applicant, Mathnasium Learning Centers provide math-only tutoring services to children in grades 2-12. Per the applicant, the hours of operation would be 3:00 p.m. to 7:30 p.m. Monday through Thursday, and 10:00 a.m. to 2:00 p.m. on Sunday. Mathnasium would have several part-time instructors as well as a Center Director, but have no more than five employees onsite at any given time, while maintaining an instructor ratio of one per every four students.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a commercial learning center, commonly known as Mathnasium of West Bolingbrook, at 270 S. Weber Road.

**DISCUSSION**

Commissioner Wright questioned if this would be a franchise.

Mr. Eastman responded affirmatively.

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

AYES: Commissioners Campos, Alexander-Basta, Wright, Rhoades, Hegber, Ali, Bethune, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:10 p.m.

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

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

NAYS: None

ABSENT: None

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 17.22 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 424.17

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH EXTENDED HOURS OF OPERATION. BUZZING BRUSHES WINE BAR, 635 E. BOUGHTON ROAD, SUITE 140. APPLICANT: TIFFANY BROADSTREET, BUZZING BRUSHES WINE BAR. PROJECT NO.: 425.17**

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

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:12 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 a

paint and sip wine bar with hours beyond 10:00 p.m. at 635 E. Boughton Road, Suite 140. The subject site comprises approximately 32.67 acres, is currently zoned B-2 Community Retail and commonly known as The Promenade Bolingbrook. Per the Village's Zoning Ordinance, a cocktail lounge/bar that serves alcoholic beverages and/or has hours of operation beyond 10:00 p.m. requires a Special Use Permit. As such, the applicant is requesting a Special Use Permit to operate Buzzing Brushes Wine Bar at 635 E. Boughton Road, Suite 140. Per the applicant, the paint and sip wine bar would offer an art by instruction experience with a full service bar offering specialty drinks as well as cold food, which could be purchased at any time, whether the customer is painting or not. Per the applicant, the restaurant is open 5:00 p.m. to 11:00 p.m. Monday through Thursday, 3:00 p.m. to 11:00 p.m. on Friday and Saturday and 3:00 p.m. to 9:00 p.m. on Sunday. Buzzing Brushes anticipates having between five to six part-time employees, one to two bartenders, two to three artists along with one manager.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for Buzzing Brushes Wine Bar to operate a paint and sip bar located at 635 E. Boughton Road, Suite 140 with extended hour of operation.

### **DISCUSSION**

Commissioner Hegber questioned the amount of people allowed to paint at any given time, how long the sessions would be, and if reservations were required. Commissioner Ali questioned if people were allowed to just go in for a drink and not have to paint, if it would be a full service bar, what kind of liquor license they would hold, and if the bartenders would go through special training. Commissioner Campos asked if this would be their first location and what inspired the applicant to open this type of business. Commissioner Bethune asked if they had a website, if they would be selling frames and how long it would take to have the business open to the public. Chairman Schank questioned the type of paint that would be used.

Mr. Eastman stated there would be approximately 30 seats along with a bar, that walk-ins were allowed and that this would be the applicant's first location.

Tiffany Broadstreet, Bolingbrook, IL, sworn. Ms. Broadstreet stated they would only have a beer and wine liquor license, that she was raised in Bolingbrook and thought this would be a great addition to the town. She said the average 16" by 20" canvas would take approximately two and a half hours to do and that reservations are recommended. She went on to say that, bartenders would have to be certified and that they would use acrylic paint so it dries quicker. She also said they were planning to sell frames and hopes to open by November. She explained their website was still under construction.

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

AYES: Commissioners Campos, Alexander-Basta, Wright, Rhoades, Hegber, Ali, Bethune, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

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

Motion Alexander-Basta, second Bethune to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: None

Motion carried.

## **APPROVAL OF FINDINGS OF FACT**

PC 17.23 Approval of a Special Use Permit for a Planned Development with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 425.17

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

Voice Vote: Unanimous

Motion carried.

## **NEW BUSINESS**

### **FINAL PLAT OF SUBDIVISION. SLIM CHICKENS AND FUTURE RETAIL, 246-248 S. WEBER ROAD. APPLICANT: WILLIAM TORCHIA, WCT PROPERTIES, INC. PROJECT NO.: 423.17**

Motion Vice Chair Pritikin, second Hegber to open the public hearing.

AYES: Commissioners Bethune, Ali, Hegber, Rhoades, Wright, Alexander-Basta, Campos, Vice Chair Pritikin, Chairman Schank

NAYS: None

ABSENT: None

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 Final Plat of Subdivision in order to subdivide one lot of record into two lots of record at 246 and 248 S. Weber Road. In April 2017, the Village Board of Trustees passed Ordinance 17-016 approving Special Use Permit for a Planned Development with Variances and Final Development Plan in order to allow for the construction of two buildings on the subject property. The northernmost building (246 S. Weber Road) would be approximately 3,000 square feet and be designed for a drive-thru Slim Chickens restaurant with an outdoor dining area. The southernmost building (248 S. Weber Road) would be approximately 5,000 square feet and be designed for future retail. The proposed Plat of Subdivision would subdivide one lot of record into two lots of record. Lot 1, which is approximately 1.129 acres, is currently vacant and would be created for the Slim Chickens restaurant. Lot 2, which is approximately 0.931 acres, is currently vacant and would be created for the future retail building. Lots 1 and 2 would be provided access via a two-way shared drive from the south, which can be accessed off both Weber Road and Veterans Parkway. Newly dedicated easements for utilities and cross access would be included prior to recording.

## **RECOMMENDATION**

Staff recommends approval of the Final Plat of Subdivision for Bolingbrook Retail Resubdivision of Lot 6 Country Aire Commons, located at 246 & 248 S. Weber Road, subject to:

1. All Staff's comments from the memo date August 28, 2017, being addressed.
2. Approval from the Director of Public Services & Development

## **DISCUSSION**

Commissioner Ali asked to define the hours of operation and if they would be selling liquor.

Mr. Eastman stated they were not looking for a variance for the hours of operation because they were not planning on being open past 10:00 p.m. and that they would not be selling liquor.

Motion Rhoades, second Campos to close the public hearing.

AYES: Commissioners Campos, Alexander-Basta, Wright, Rhoades, Hegber, Ali, Bethune, Vice Chair Pritikin, Chairman Schank

NAYS: None  
ABSENT: None  
Motion carried, public hearing closed 8:27 p.m.

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

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

Commissioner Bethune welcomed Mir Ali to the Plan Commission. Commissioner Alexander-Basta wanted to invite everyone to the weekend events. She stated there was an Inaugural car show and food truck frenzy hosted by the Exchange Club on Sunday from 10:00 a.m. to 2:00 p.m. at DuPage Township. The seventh Annual Day of the Immigrant held Saturday beginning at 2:00 p.m. at the Bolingbrook Performing Arts Center. Also, the first annual Fall Fest on Saturday from 3:00 to 8:00 p.m. with fireworks at dusk, which would be held at Pelican Harbor.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Schank adjourned the meeting at 8:29 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY