

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 19, 2020**

CALL TO ORDER

Chairman Ali called the meeting to order at 8:00 p.m., Wednesday, February 19, 2020.

ROLL CALL

Present: Commissioners Barrington Tucker, Lon Schank, Lawrence Cooper, Inez Flores, Calvin Wright, Rich Campos, Vice Chair Terri Bethune, and Chairman Ali

Absent: Commissioner Margaret Hegber

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

APPROVAL OF MINUTES

Motion Cooper, second Wright to approve Minutes of the June 19, 2019, July 17, 2019, August 21, 2019, October 16, 2019, November 20, 2019 and December 18, 2019 meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. TOP DRIVER, 1715 W. BOUGHTON ROAD. APPLICANT: PAUL ZALATORIS, TOP DRIVER. PROJECT NO.: 400.20

Motion Schank, second Wright to open the public hearing.

AYES: Commissioners Tucker, Schank, Cooper, Flores, Wright, Campos, Vice Chair Bethune and Chair Ali

NAYS: None

ABSENT: Commissioners Hegber

Motion carried, public hearing opened at 8:02 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 driving school at 1715 W. Boughton Road. The subject site comprises approximately 1.6 acres, currently developed with a 22,864 square foot multi-tenant commercial building and is zoned B-2 Community Retail. Access to the subject property is provided via a two-way entrance off Boughton Road, as well as two points of cross access with CVS to the west. The shopping center has adequate parking for the

proposed use. Per the Zoning Ordinance, trade schools are not permitted uses within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a driving school at 1715 W. Boughton Road. The hours of operation during the school year (August to May) would be Sunday through Friday from 2:00 p.m. to 10:00 p.m. with drive sessions held on Saturday. Additional classes in the summer months (June to July) would be offered Monday through Friday from 8:00 a.m. to 9:00 p.m. with drive sessions conducted daily.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Development to allow for a driving school to occupy 1715 W. Boughton Road.

DISCUSSION

Chair Ali questioned if the classes would be strictly for youth, if they had an agreement with the school, at what age kids can start, how long the courses are, if they test at this facility and if they operate in the winter months. Vice Chair Bethune questioned if they used their own cars and how many cars they have. Commissioner Flores asked if the rates vary depending on the time of year. Commissioner Tucker questioned if there would be access to the site off Kings Road and if two instructors was enough for an average of 18 to 20 students per class. Commissioner Campos asked if they taught parallel parking.

Mr. Eastman stated these classes were just for the youth and that there is access off King Road.

Paul Zalatoris, Lombard, IL, sworn. Mr. Zalatoris said that parents and students look for this option outside of school. He said instead of taking a full semester class they can take classes on the weekend and free up a slot in school for a different class. He said classes start to 15 year olds. He explained that the Secretary of State governs them, that they are licensed through them and follow the same rules. He stated they are an option that the state allows that the State of Illinois requires all public High Schools offer Driver's Education classes, but does not mandate that the students have to take it at the school. He went on to say students are mandated by the Secretary of State to have 30 hours of classroom, but are only allowed to do two hours per day. He said during the school year they run two days a week and Sunday. He said Top Driver is one of the largest schools that they teach out of 40 locations in the Chicagoland area. He explained that they are not allowed to test at their facility. That students have to pass their driving simulating test in order to pass the course, but still have to go to the Secretary of State. He said it is required the students have their permit for nine months and have 50 hours of driving time. He said their facility was open all year and that they do operate in the snow. He went on to say they have a flat rate year around, but offer different programs because the State allows 30 hours of classroom, six hours of driving with an instructor and six hours of observation. He said they also offer home pick up for driving lessons. He said two instructors was enough because one teaches the class and the other does the driving. He said they do teach parallel parking.

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

AYES: Tucker, Schank, Cooper, Flores, Wright, Campos, Vice Chair Bethune and Chair Ali

NAYS: None

ABSENT: Commissioners Hegber

Motion carried, public hearing closed 8:17 p.m.

APPROVAL OF FINDINGS OF FACT

PC 20.01 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 400.20

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

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Cooper, Flores, Wright, Campos, Vice Chair Bethune and Chair Ali

NAYS: None

ABSENT: Commissioners Hegber

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chair Ali invited everyone to the Bolingbrook Cricket League annual dinner awards and gala at the Bolingbrook Golf Course. He said the under 15 year old team won the Pacific Championship that they are number one in the country. He went on to say that in the month of August every weekend the USA Minor leagues will be playing in Bolingbrook at the Indian Boundary Park.

COMMISSIONER'S REPORT

Vice Chair Bethune wished everyone a safe and Happy St. Patrick's Day.

PLANNING DEPARTMENT REPORT

Mr. Eastman shared that between March 12th and March 21st everyone should be receiving a postcard from the Census. He said this will be the first time residents will be able to respond three different ways, which is online, via mail or over the phone. He explained that over the phone they will offer over 30 languages to help with language barriers. He stated the postcard will have specific log in information, and that all the

information provided will be safe and protected. That it will not be used by any third party company. He explained it was very important that everyone responds quickly. He said once they receive a response the information will be removed from the list and no one would come to your door. He said April 1st is Census day. He went on to say they have partnered with the library and township to promote this information. He said there are lots of statistics that people are not aware of and one that stood out to him is if a child that is currently in kindergarten is not counted in this Census they will not be a part of government records until they are in High School; which means they will go through Grammar school all the way to High School and they will not be accounted for, so they will not receive any funding for those children. He said they have formed the "Complete Count Committee" to get the word out so people do not have fear. A lot of times people believe this is something done by the government to find out information to potentially use against them, but that is absolutely not the case. He stated all the information gathered is protected under Federal Law, that once it is used for the count it is removed. He reiterated that it is very important that everyone responds, that they average \$1,400.00 to \$1,500.00 per person that is not counted. He said that everything we get is based off Census data.

ADJOURNMENT

Motion Flores, second Wright to adjourn.

Voice Vote: Unanimous
Motion carried.

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



CHAIRMAN



APPROVED



SECRETARY