

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
January 16, 2019**

**CALL TO ORDER**

Chairman Alexander-Basta called the meeting to order at 8:01 p.m., Wednesday, January 16, 2019.

**ROLL CALL**

Present: Commissioners Mir Ali, Calvin Wright, Margaret Hegber, Vice Chair Terri Bethune, Chairman Alexander-Basta

Absent: Commissioner J.D. Rhoades, Lawrence Cooper and Rick Campos

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

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. HUBERT H. HUMPHREY MIDDLE SCHOOL, 777 FALCON RIDGE WAY. APPLICANT: MICHAEL LOPEZ, VALLEY VIEW SCHOOL DISTRICT 365U. PROJECT NO.: 421.18**

Motion Bethune, second Hegber to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades, and Campos

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 vehicular modification and parking lot alteration with variances at 777 Falcon Ridge Way. The property comprises approximately 24.25 acres, is currently zoned R-3 Single Family Residential. The applicant is proposing to reconstruct the existing parking lot in order to increase the efficiency in which automobiles and buses can circulate the property safely. To develop the property in accordance with the R-3 Zoning District the applicant is requesting a variance to reduce the required number of parking stalls. Per the Zoning Ordinance, one parking stall shall be provided for each employee, plus 10 stalls for each 100 students. Per the applicant, Hubert H. Humphrey has 86 employees and approximately 653 students; thus, a minimum of 152 parking stalls would be required. The applicant is proposing to reduce the current number of parking stalls from 162 to 109 overall. This would result in a deficiency of 43 parking stalls. Per the applicant, Valley View School District, through the close monitoring of the normal daily use, the school has not experienced a need for any additional parking and stated that on average about 1/3 of the existing parking stalls are not occupied. Staff supports the variance as requested, subject to a Landbank Parking Agreement being approved by the Village Board of Trustees, which illustrates 43 landbank parking stalls to the north of the existing parking lot located along the eastern property line.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development with a variance to reduce the required number of parking stalls to 109.

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

1. All of Staff’s comments from the memo dated December 13, 2018, being addressed.
2. The review and approval from the Director of Public Services and Development Department.

**DISCUSSION**

Commissioner Ali questioned if the proposal will affect handicap stall or emergency vehicles entering and exiting the property.

Mr. Eastman stated the proposal would not have an effect and that it would actually improve the circulation. He said it would allow the emergency vehicles to get closer to the building and have easier access. He explained that they were providing the number of handicap stalls required by the state.

Motion Hegber, second Ali to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried, public hearing closed 8:07 p.m.

Motion Vice Chair Bethune, second Hegber to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 19.01 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 421.18

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANES AND FINAL DEVELOPMENT PLAN. OAK VIEW ELEMENTARY SCHOOL, 150 N. SCHMIDT ROAD. APPLICANT: MICHAEL LOPEZ, VALLEY VIEW SCHOOL DISTRICT 365U. PROJECT NO.: 422.18**

Motion Ali, second Vice Chair Bethune to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades, and Campos

Motion carried, public hearing opened at 8:09 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 vehicular modification and parking lot alteration with variances at 150 N. Schmidt Road which is approximately 10.71 acres. The property is zoned R-3 Single Family Residential and is developed with the Oak View Elementary school. The applicant is proposing to reconstruct the existing parking lot in order to increase the efficiency in which automobiles and buses can circulate the property safely. To develop the property in accordance with the R-3 Zoning District the applicant is requesting a variance to reduce the required number of parking stalls. Per the Zoning Ordinance, one parking stall shall be provided for each employee, plus 10 stalls for each 100 students. Per the applicant, Oak View has 69 employees and approximately 643 students; thus, a minimum of 133 parking stalls would be required. The applicant is proposing to increase the current number of parking stalls from 81 to 110 overall. This would result in a deficiency of 23 parking stalls. Per the applicant, Valley View School District, through the close monitoring of the normal daily use, the school has experienced a need for additional parking, but not to the number required by code. Staff supports the variance as requested.

The applicant is requesting a variance to eliminate the curbed islands at the end of the parking row. Per the Zoning Ordinance, curbed islands shall be provided at the ends of each row of parking. The applicant is proposing to eliminate the curbed islands in three different locations. This is an effort to improve the ability for buses/delivery vehicles to effectively maneuver throughout the property. Staff supports the variance as requested.

### **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, subject to:

1. All of Staff's comments from the memo dated December 18, 2018, being addressed.
2. The review and approval from the Director of Public Services and Development Department.

### **DISCUSSION**

Commissioner Hegber questioned where the additional parking stall would be installed and if they would be designated for employees or open for everyone. Commissioner Ali questioned the route for buses and how this proposal would make the property safer. He recommended additional crossing guards, having the traffic monitored or blocking off Nottingham Drive. Chair Alexander-Basta questioned where the main entrance was located.

Mr. Eastman stated the new parking stalls would be located on the north side of the property and Staff was working with the applicant to require that the shrubs and trees installed in that area be a minimum of four feet in height at the time of installation to give a buffer from the residential area. He explained that the majority of the parking would be designated for employees, but also for visitors.

Michael Lopez, Romeoville, IL, sworn. Mr. Lopez stated the buses currently drop off in the front of the building and depart at the north entrance. That they stay out of the parking lot so there is no conflict with the automobiles dropping off nor with the Staff directing traffic. He explained that as far as drop off for parents, they would continue the drop off in the same configuration as they are currently. He said adding more onsite cueing by taking the sidewalk and extending it to Schmidt Road and reconfiguring the driveway so it lines up with the road to make a four-way stop intersection will in part mitigate some confusion. He went on to say that currently, the entrance is offset, and that the proposal would make it easier to come on to and to leave the property. He said the entrance off Nottingham Drive would allow parents to exit and not

crossing where the students are walking. He stated the entrance to the building is located at the west side.

Robert Loewe, Bolingbrook, IL, sworn. Mr. Loewe stated there is currently a large amount of pedestrians crossing off Nottingham Drive and are bottled up with the cars at the entrance of the school parking lot. He also commented that the area they are proposing the additional parking is currently a drainage ditch and always has water.

Mr. Lopez stated they would continue to monitor traffic, that currently there are signs that have time limits which will continue. He added that they would also be installing a gate at the Nottingham Drive entrance which will be used at the school's discretion. He explained that the concern on blocking off Nottingham Drive would be that the parents dropping off would create more car traffic on Schmidt Road. He went on to say the purpose of the gate is to prevent through traffic during the day.

Commissioner Ali suggested a dedicated walkway with rails for student's safety.

Mr. Lopez commented that the issue with the rails is when parents drop off they drop off onto the walkway which limits to where they can drop off as well as a concern with cars hitting the railing.

Kyle Buck, Darien, IL, sworn. Mr. Buck explained there would be a new walkway installed to Nottingham Drive, which would be raised six inches above the driveway to give more buffer. He explained there is currently a low area swale to the north of the property that will be filled in. He said the parking lot will have a series of storm structures and storm sewers to convey storm water to Schmidt Road. He went on to say that the storm water that runs from north to south would still stay on the property and flow around to the east of the property. That the new grading plan would be reducing the amount of water that is contributing to Schmidt Road.

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

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried, public hearing closed 8:31 p.m.

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

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 19.02 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan and Adoption of Findings of Fact. Project No.: 422.18

Motion Wright, second Ali 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, 639 E. BOUGHTON ROAD, SUITE 120. APPLICANT: TOM CASTIGNOLI, THE PROMENADE BOLINGBROOK. PROJECT NO.: 425.18**

Motion Hegber, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades, and Campos

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 Game Room with Extended Hours of Operation in order to allow an arcade with extended hours of operation at 639 E. Boughton Road, Suite 120. In September 2018, the Village Board approved a Special Use Permit for an arcade with extended hours of operation at 619 E. Boughton Road, Suite 125. At this time, the applicant is requesting to relocate the arcade to the proposed location. Per the applicant, the goal is to provide a source of entertainment for all ages in a fun, retro environment featuring 50 to 60 classic full size arcade games. 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 639 E. Boughton Road, Suite 120.

### **DISCUSSION**

Commissioner Wright asked if they were moving from the previous location. Commissioner Bethune questioned if this location would be larger.

Mr. Eastman stated they would be relocating and that this space would be slightly smaller.

Motion Wright, second Ali to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried, public hearing closed 8:34 p.m.

Motion Vice Chair Bethune, second Wright to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 19.03 Approval of a Special Use Permit for a Game Room with Extended Hours of Operation and Adoption of Findings of Fact. Project No.: 425.18

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

Voice Vote: Unanimous

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. DIYA'S THREADING, 319 N. WEBER ROAD. APPLICANT: SONAL SONI. PROJECT NO.: 429.18**

Motion Hegber, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades, and Campos

Motion carried, public hearing opened at 8:36 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 beauty salon and spa establishment which specializes in threading and waxing at 319 N. Weber Road. The subject site comprises approximately 6.73 acres, is currently zoned B-2 Community Retail and the proposed tenant space is located within Maple Park Place Plaza. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a beauty salon is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a beauty salon and spa establishment, which specializes in threading and waxing, at 319 N. Weber Road. Per the applicant, the hours of operation would be 10:00 a.m. to 8:00 p.m. Monday through Saturday and 11:00 a.m. to 6:00 p.m. on Sunday. The proposed salon would have two to three employees.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development to allow a beauty salon and spa establishment, commonly known as Diya's Threading, at 319 N. Weber Road.

### **DISCUSSION**

Commissioner Hegber questioned if there would be massages at this spa establishment.

Mr. Eastman stated there would only be threading and waxing, that there do not offer massages and this would not be a hair salon. That this location is strictly threading and waxing.

Motion Wright, second Ali to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried, public hearing closed 8:39 p.m.

Motion Vice Chair Bethune, second Wright to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Cooper, Rhoades and Campos

Motion carried.

### **APPROVAL OF FINDINGS OF FACT**

PC 19.04 Approval of a Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 429.18

Motion Vice Chair Bethune, 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 commented that the State of the Village would be held January 17<sup>th</sup> and that this would be the first time it is televised live. She said the event would be from 11:30 a.m. to 2:00 p.m. She explained this event would give the residents and overview of what the Village has done in the past year.

**COMMISSIONER’S REPORT**

Commissioner Hegber invited everyone to a winter getaway with the family at the Annerino Community Center on Saturday, February 9<sup>th</sup> from 10:00 a.m. to 2:00 p.m. Commissioner Wright invited everyone to the 21<sup>st</sup> annual Black History Month celebration on Saturday, February 9<sup>th</sup> between 2:00 p.m. and 5:00 p.m. at Bolingbrook High School. He said there will be free admission, food and door prices. Commissioner Bethune said the Village of Bolingbrook will be closed January 21<sup>st</sup> in observance of Martin L. King birthday. Commissioner Ali said the Bolingbrook Premier Cricket League would be hosting their annual awards and gala night on February 2<sup>nd</sup>. He said this was one of the best programs in the country. That this is team USA’s home ground. He also wanted to wish everyone a Happy Valentine’s Day.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Bethune, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Alexander-Basta adjourned the meeting at 8:43 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY