

**AGENDA**  
**BOLINGBROOK PLAN COMMISSION**

May 19, 2010

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.
2. ROLL CALL: Vice Chair: Mary Rennels  
Commissioners: Rick Campos, Ronald Elliott  
Greg Jacobs, Talat Rashid, J.D. Rhoades  
Libby Runge and Calvin Wright
3. APPROVAL OF MINUTES: May 5, 2010
4. PUBLIC HEARINGS: Special Use Permit for a Carry-out Restaurant with Extended Hours of Operation  
Papa John's Pizza/1707 W. Boughton Road  
Applicant: Beron Design Group, Inc.  
Project No. 408.10  
**Staff Presenter: Matt Eastman**  
  
Special Use Permit for a Planned Commercial Development  
Goodwill Store and Donation Center/123 S. Weber Road  
Applicant: Goodwill Store  
Project No. 409.10  
**Staff Presenter: Matt Eastman**  
  
Special Use Permit for Truck Sales  
Illinois Truck Sales/109 W. South Frontage Road  
Applicant: Illinois Truck Sales  
Project No. 410.10  
**Staff Presenter: Matt Eastman**
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN COMMISSION REPORTS:  
PC 10.09 Approval of a Special Use Permit to allow a Dental Office. All Smiles Dental Care, Inc., 1705 W. Boughton Road. Applicant: Dr. Poonam Wadhvani. Project No.: 406.10  
  
PC 10.10 Approval of a Special Use Permit to allow an Auto Insurance Agency Office. Consumers Insurance Services, Inc., 277 S. Bolingbrook Drive. Applicant: Consumers Insurance Services, Inc. Project No.: 407.10  
  
PC 10.11 Approval of a Special Use Permit for a Planned Unit Development to allow an Auto and Truck/Trailer Store. Wingfoot Commercial Tire Systems, 620 Woodcreek Drive. Applicant: Wingfoot Commercial Tire Systems, LLC. Project No.: 405.10
8. CITIZENS TO BE HEARD:
9. CHAIR'S REPORT:
10. COMMISSIONER'S REPORT:
11. PLANNING DEPARTMENT REPORT:
12. ADJOURNMENT:

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
May 19, 2010**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:02 p.m., Wednesday, May 19, 2010.

**ROLL CALL**

Present: Commissioners Talat Rashid, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: Commissioners Greg Jacobs, Ronald Elliott

Staff: Director of Community Development, Dennis Kowalczyk; Planner, Matthew Eastman

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Rashid to approve Minutes of the May 5, 2010, meeting of the Plan Commission.

Voice Vote: Unanimous

Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A CARRY-OUT RESTAURANT WITH EXTENDED HOURS OF OPERATION, PAPA JOHN'S PIZZA, 1707 W. BOUGHTON ROAD, APPLICANT: BERON DESIGN GROUP, INC. PROJECT NO.: 408.10**

Motion Vice Chair Rennels, second Campos to open the public hearing.

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

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

Planner, Matt Eastman presented the request. Papa John's Pizza is requesting approval of a Special Use Permit for a Carry-out restaurant with extended hours of operation at 1707 W. Boughton Road. The subject site comprises approximately one and six tenths (1.6) acres and is currently zoned B-2 Community Retail. Per the Village Zoning Ordinance, carry-out restaurants as well as hours of operation beyond 10:00 p.m. require a Special Use Permit within the B-2 Community Retail Zoning District. The applicant is proposing a one thousand one hundred ninety (1,190) square foot carry-out restaurant commonly known as Papa John's Pizza. The hours of operation would be from 10:00 a.m. until midnight seven days a week. Access to the subject property is from two points off of Boughton Road to the north in addition to a cross access point from Kings Road. Per the applicant, the restaurant would not accommodate sit-down dining and would employ four (4) employees to run the carry-out and delivery facility.

Staff finds that the requested hours of operation would be consistent with a few other restaurants in the area.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for Papa John's Pizza to operate a carry-out establishment located at 1707 W. Boughton Road and to remain open until midnight seven (7) days a week.

**DISCUSSION**

None

Motion Rhoades, second Runge to close the public hearing.

AYES: Commissioners Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried, public hearing closed 8:06 p.m.

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

AYES: Commissioners Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried.

**SPECIAL USE PERMIT FOR A PLANNED COMMERCIAL DEVELOPMENT, GOODWILL STORE AND DONATION CENTER, 123 S. WEBER ROAD, APPLICANT: GOODWILL STORE. PROJECT NO.: 409.10**

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

AYES: Commissioners Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried, public hearing opened at 8:07 p.m.

Planner, Matt Eastman presented the request. Goodwill Store and Donation Center is requesting approval of a Special Use Permit for a Planned Commercial Development to allow a Goodwill Store and Donation Center at 123 S. Weber Road. The subject property comprises of approximately six and one tenths (6.1) acres and is currently zoned B-2 Community Retail. Access to the property is from two (2) points off of Weber Road to the east in addition to two (2) access points from Clow International Parkway. Per the Zoning Ordinance, retail stores which specialize in resale of donated items are not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a Goodwill Store and Donation Center at 123 S. Weber Road. Per the applicant, the store would operate Monday through Friday 9:00 a.m. to 9:00 p.m., Saturday 9:00 a.m. to 7:00 p.m., and Sunday 10:00 a.m. to 6:00 p.m. Also per the applicant and as shown on exhibit A1.0, there would be a donation vestibule area near the southern end of the tenant space, which would allow people to drop off their donations one (1) hour before the store opens for business, as well as during business hours. This area would include an employee that would also walk out to the parked car to help if necessary. The applicant finds that this would help reduce the amount of donations left on the sidewalk. Per the applicant, there would be very limited truck related traffic to operate. Goodwill services the store

three (3) to five (5) times per week, during normal business hours, via the truck door located in the rear of the building. No trucks would be left onsite and no products or pallets would be stored outside of the building. Goodwill Store and Donation Center would employ approximately forty (40) to fifty (50) individuals in full or part-time employment. The shopping center has adequate parking for the proposed use.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Commercial Development to allow a Goodwill Store and Donation Center at 123 S. Weber Road.

**DISCUSSION**

Commissioner Rhoades commented that she was glad to see that Bolingbrook may get a Goodwill Store. She said they have a great training program where they train individuals who are trying to get into the workforce, on being green, and about reusing things that we might not have much use for, but that other people do.

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

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried, public hearing closed 8:11 p.m.

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

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried.

**SPECIAL USE PERMIT FOR TRUCK SALES, ILLINOIS TRUCK SALES, 109 W. SOUTH FRONTAGE ROAD, APPLICANT: ILLINOIS TRUCK SALES. PROJECT NO.: 410.10**

Motion Campos, second Rhoades to open the public hearing.

AYES: Commissioners Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried, public hearing opened at 8:12 p.m.

Planner, Matt Eastman presented the request. Illinois Truck Sales is requesting approval of a Special Use Permit for Truck Sales to allow a used truck dealership located at 109 W. South Frontage Road. The subject property comprises approximately one and two tenths (1.2) acres and is currently zoned B-3 Highway Commercial. The subject property has two (2) points of access from W. South Frontage Road as well as a shared cross access with Bono's Restaurant in the southeast corner of the property. Per the Zoning Ordinance, Truck Sales require a Special Use Permit within the B-3 Zoning District. As such, the applicant is requesting a Special Use Permit for the sale of pre-owned trucks for the transportation and manufacturing industry. Per the applicant, they agree to display no more than thirty (30) pre-owned trucks at one time on the property, the trucks would be no older than five (5) years, and all repair and preparation of the trucks would be done at their South Holland, IL location. The business would have

approximately ten (10) employees and the hours of operation would be Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 2:00 p.m.

**RECOMMENDATION**

Staff recommends approval of a Special Use Permit to allow pre-owned truck sales at 109 W. South Frontage Road, subject to no more than thirty (30) trucks being displayed at one time and that all the trucks be newer than five (5) years.

**DISCUSSION**

Commissioner Wright asked what type of trucks would be sold. Commissioner Campos asked if this business would become a franchise, and would it also sell parts and accessories.

John Shelly, Braceville, IL, sworn. Mr. Shelly responded to Commissioner Wright by stating that this would be semi-truck sales only; tractors no trailers, straight trucks, and that all these vehicles would use Diesel. He also stated that none of the repairs would be performed at this facility. Mr. Shelly also responded that eventually he would like to sell parts and accessories and he is working with Volvo who is going in a different direction to where they are going to have retail only franchises, which means they can sell parts and not have a repair shop. Mr. Shelly stated that this would be something that might be done within five (5) to six (6) years.

Chairman Cawthon asked how long Mr. Shelly had been in the business. Mr. Shelly stated fifteen (15) years.

Motion Campos, second Wright to close the public hearing.

AYES: Commissioners Campos, Wright, Runge, Rhoades, Rashid, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

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

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

AYES: Commissioners Rashid, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Elliott

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Vice Chari Rennels, second Wright to accept Plan Commission reports:

PC 10.09 Approval of a Special Use Permit to allow a Dental Office. All Smiles Dental Care, Inc., 1705 W. Boughton Road. Applicant: Dr. Poonam Wadhwni. Project No.: 406.10

PC 10.10 Approval of a Special Use Permit to allow an Auto Insurance Agency Office. Consumers Insurance Services, Inc., 277 S. Bolingbrook Drive. Applicant: Consumers Insurance Services, Inc. Project No.: 407.10

PC 10.11 Approval of a Special Use Permit for a Planned Unit Development to allow an Auto and Truck/Trailer Store. Wingfoot Commercial Tire Systems, 620 Woodcreek Drive. Applicant: Wingfoot Commercial Tire Systems, LLC. Project No.: 405.10

Voice Vote: Unanimous.  
Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Cawthon adjourned the meeting at 8:19 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY