

AGENDA
BOLINGBROOK PLAN COMMISSION

May 5, 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: April 7, 2010
4. PUBLIC HEARINGS: Special Use Permit for a Planned Unit Development to allow an Auto and Truck/Trailer Store including Supplies, Repair, Installation, Service, and Storage
Wingfoot Commercial Tire Systems, LLC/620 Woodcreek Dr.
Applicant: Wingfoot Commercial Tire Systems
Project No. 405.10
Staff Presenter: Nicole Knapp

Special Use Permit for Planned Unit Development
All Smiles Family Dental Care/1705 W. Boughton Road
Applicant: Dr. Poonam Wadhvani
Project No. 406.10
Staff Presenter: Nicole Knapp

Special Use Permit for a Planned Unit Development
Consumers Insurance Service, Inc./277 S. Bolingbrook Drive
Applicant: Brian McCullough
Project No. 407.10
Staff Presenter: Nicole Knapp
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN COMMISSION REPORTS:
PC 10.05 Approval of a Special Use Permit for a Carry-out Restaurant with Extended Hours of Operation. Lou Malnati's Pizzeria, 259 S. Weber Road. Applicant: Malnati Organization, Inc. Project No.: 404.10

PC 10.06 Approval of a Special Use Permit for a Planned Unit Development with Variances. Victory Cathedral Worship Center, 369 N. Weber Road. Applicant: Jaeger, Nikola, & Associates, LTD Architects. Project No.: 403.10

PC 10.07 Approval of an Amendment to a Special use Permit for a Planned Commercial Development with Sign Variances. Culver's, 250 N. Bolingbrook Drive. Applicant: James DiVerde. Project No.: 422.02

PC 10.08 Approval of a Text Amendment to the Zoning Ordinance Articles 5, 6, and 15. Applicant: Bolingbrook Community Development Department. Project No.: 419.09
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 5, 2010**

CALL TO ORDER

Chairman Cawthon called the meeting to order at 8:00 p.m., Wednesday, May 5, 2010.

ROLL CALL

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

Absent: Commissioners Greg Jacobs, Talat Rashid, Ronal Elliott

Staff: Director of Community Development, Dennis Kowalczyk; Planning & Zoning Administrator, Nicole Knapp; Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Vice Chair Rennels, second Rhoades to approve Minutes of the April 7, 2010 meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW AN AUTO AND TRUCK/TRAILER STORE INCLUDING SUPPLIES, REPAIR, INSTALLTION, SERVICE, AND STORAGE, WINGFOOT COMMERCIAL TIRE SYSTEMS LLC., 620 WOODCREEK DRIVE, APPLICANT: WINGFOOT COMMERCIAL TIRE SYSTEMS. PROJECT NO.: 405.10

Motion Runge, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried, public hearing opened at 8:01 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. Wingfoot Commercial Tire Systems, LLC. is requesting the Approval of a Special Use Permit for a Planned Unit Development to allow an Auto and Truck/Trailer Store, at 620 Woodcreek Drive. The building is currently zoned B-3 Highway Commercial, the building is currently vacant and was formerly occupied by Camping World and Crystal RV. Wingfoot Commercial Tire Systems is proposing to occupy the twenty-five thousand five hundred seventy-four (25,574) square foot vacant building in order to operate a truck tire store. Per the applicant, they would offer tire sales and storage, (new, used, and retreading), tire related services, (wheel alignment), oil and fluid change, truck, light truck, and auto preventative maintenance repairs, IDOT inspections, and emergency twenty-four (24) hour road side assistance. The applicant is also proposing outdoor storage of up to six (6) delivery vehicles to be parked overnight on the southwest side of the

building in the parking lot and a fifty-three (53) foot long scrap tire trailer to be parked adjacent to the loading dock area at the rear of the building. Wingfoot Commercial Tire Systems would employ approximately fifteen (15) to twenty (20) employees. Their hours of operation would be Monday to Saturday 7:00 a.m. through 5:00 p.m.

RECOMMENDATION

Staff recommends Approval of a Special Use Permit for a Planned Unit Development to allow Wingfoot Commercial Tire Systems to occupy 620 Woodcreek Drive a truck tire store, including supplies, installation, repair, service, and outdoor storage of up to six (6) delivery/service vehicles and one (1) scrap tire trailer to be parked near the loading dock area, subject to the Director of Public Works and Engineering and the Director of Community Development.

DISCUSSION

None

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

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried, public hearing closed 8:04 p.m.

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

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried.

SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT, ALL SMILES DENTAL CARE, 1705 W. BOUGHTON ROAD, APPLICANT: DR. POONAM WADHWANI. PROJECT NO.: 406.10

Motion Wright, second Runge to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried, public hearing opened at 8:06 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. All Smiles Family Dental Care is requesting Approval of a Special Use Permit for a Planned Unit Development to allow a dentist office at 1705 W. Boughton Road in Augusta Plaza which is located at the corner of Boughton and Kings Roads. Access to this site is currently provided off both Boughton and Kings Roads. The shopping center has adequate parking for the proposed use. Per the applicant the hours of operation would be Monday, Tuesday, and Thursday from 8:30 a.m. to 4:30 p.m., Wednesday 12:00 p.m. to 7:00 p.m., Friday 8:30 a.m. to 12:00 p.m., every other Saturday from 8:00 a.m. to 12:00 p.m., and closed on Sunday. There would be approximately five (5) employees at one time.

RECOMMENDATION

Staff recommends Approval of a Special Use Permit for a Planned Unit Development to allow a dentist office at 1705 W. Boughton Road.

DISCUSSION

Commissioner Wright, asked why the applicant chose this particular location and not a location at one of the medical buildings in town.

Poonam Wadhvani, St. Charles, IL, sworn. Ms. Wadhvani stated that she chose this location because she is a start-up practice and she needs more visibility, which a medical building would not give her the visibility that she would need. She also stated that she feels it would be a good community area to have a dentist office.

Motion Campos, second Wright to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

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

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

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, CONSUMERS INSURANCE SERVICE, INC., 277 S. BOLINGBROOK DRIVE, APPLICANT: BRIAN MCCULLOUGH. PROJECT NO.: 407.10

Motion Wright, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried, public hearing opened at 8:11 p.m.

Planning and Zoning Administrator Nicole Knapp presented the request. Consumers Insurance Service, Inc. is requesting Approval of a Special Use Permit for a Planned Unit Development to allow and auto insurance agency office at 277 S. Bolingbrook Drive in the Pheasant Hill Shopping Plaza, which is located on the northwest corner of Bolingbrook Drive and Lily Cache Lane. Access to site is provided off of several locations off Lily Cache Lane and Bolingbrook Drive. The shopping center has adequate parking for the proposed use. Per the applicant, the hours of operation would be Monday through Friday 10:00 a.m. to 6:00 p.m., Saturday 10:00 a.m. to 4:00 p.m., and closed on Sunday.

RECOMMENDATION

Staff recommends Approval of a Special Use Permit for a Planned Unit Development to allow an auto insurance agency office at 277 S. Bolingbrook Drive.

DISCUSSION

Commissioner Wright, asked what type of insurance agency this would be.

Brian McCullough, Bolingbrook, IL, sworn. Mr. McCullough stated that this would be an independent insurance agency. He stated that this company would be able to write state minimum limits, high limits, and every realm that would be needed. Mr. McCullough explained that their range would meet everyone's needs in auto insurance. He also said that auto insurance is the only type of insurance provided by this agency.

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

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried, public hearing closed 8:13 p.m.

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

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

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Elliott

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Campos, second Wright to accept Plan Commission reports:

PC 10.05 Approval of a Special Use Permit for a Carry-out Restaurant with Extended Hours of Operation. Lou Malnati's Pizzeria, 259 S. Weber Road. Applicant: Malnati Organization, Inc. Project No.: 404.10

PC 10.06 Approval of a Special Use Permit for a Planned Unit Development with Variances. Victory Cathedral Worship Center, 369 N. Weber Road. Applicant: Jaeger, Nikola, & Associates, LTD Architects. Project No.: 403.10

PC 10.07 Approval of an Amendment to a Special Use Permit for a Planned Commercial Development with Sign Variances. Culver's, 250 N. Bolingbrook Drive. Applicant: James DiVerde. Project No.: 422.02

PC 10.08 Approval of a Text Amendment to the Zoning Ordinance Articles 5, 6, and 15. Applicant: Bolingbrook Community Development Department. Project No.: 419.09

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 8:16 p.m.

CHAIRMAN

APPROVED

SECRETARY