

AGENDA
BOLINGBROOK PLAN COMMISSION
July 7, 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: June 2, 2010
4. PUBLIC HEARINGS: Special Use Permit for a Massage Therapy Establishment
Kneaded By Jeannie, 400 N. Schmidt Road, Suite 206
Applicant: Jeannie Claycomb
Project No.: 412.10
Staff Presenter: Matt Eastman

Special Use Permit for a Planned Unit Development with
Variances
L.M.R. Home Health Care, 167 W. Boughton Road
Applicant: C.M. Cea Architects, Ltd.
Project No.: 413.10
Staff Presenter: Matt Eastman

Special Use Permit for a Planned Unit Development to allow a
Tobacco Store
Matthew's Tobacco, 491 S. Weber Road
Applicant: Matthew Matta
Project No.: 414.10
Staff Presenter: Nicole Knapp
5. NEW BUSINESS:
6. OLD BUSINESS:
7. APPROVAL OF PLAN
COMMISSION REPORTS: PC 10.15 Approval of a Special Use Permit for a Planned
Commercial Development with Variances, Final Development
Plan, and Final Plat of Subdivision. Julian's Plaza, 120-160 E.
Boughton Road. Applicant: RJP Holdings, Vito DiPietra. Project
No.: 411.10
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
July 7, 2010**

CALL TO ORDER

Chairman Cawthon called the meeting to order at 8:00p.m., Wednesday, July 7, 2010.

ROLL CALL

Present: Commissioners Greg Jacobs, Talat Rashid, Calvin Wright, Rick Campos,
Vice Chair Mary Rennels

Absent: Commissioners J.D. Rhoades, Ronald Elliott, Libby Runge

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

Press: None

APPROVAL OF MINUTES

Motion Jacobs, second Rashid to approve Minutes of the June 2, 2010, meeting of the
Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge
Motion carried, public hearing opened at 8:02 p.m.

**SPECIAL USE PERMIT FOR A MASSAGE THERAPY ESTABLISHMENT, KNEADED
BY JEANNIE, 400 N. SCHMIDT ROAD, SUITE 206 APPLICANT: JEANNIE
CLAYCOMB, PROJECT NO.: 412.10**

Planner Matt Eastman presented the request. Jeannie Claycomb of Kneaded By
Jeannie is requesting approval of a Special Use Permit for a Planned Unit Development
for a Massage Therapy Establishment to allow a massage establishment at 400 N.
Schmidt Road, Suite 206. The subject property comprises approximately one and
eleven tenths (1.11) acres and is currently zoned B-2 Community Retail. Access to the
property is available via one (1) direct entryway off of Schmidt Road and also one (1)

cross access point off of Boughton Road. Per the Zoning Ordinance, a massage therapy business is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a massage therapy establishment, since massage therapy treatments would be the primary business and other functions of the office such as training would be ancillary uses. Per the applicant the hours of operation would be Monday through Friday from 8:00 a.m. to 8:00 p.m., Saturday from 8:00 a.m. to 5:00 p.m., and closed on Sunday.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a Massage Therapy Establishment at 400 N. Schmidt Road, Suite 206.

DISCUSSION

None

Motion Wright, second Campos to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

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

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES, L.M.R. HOME HEALTH CARE, 167 W. BOUGHTON ROAD, APPLICANT: C.M. CEA ARCHITECTS, LTD. PROJECT NO.: 413.10

Planner, Matt Eastman presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development with Variances in order to allow an existing business to expand their operation within an accessory structure at 167 W. Boughton Road. L.M.R Home Health Care is proposing to renovate the existing accessory structure on the property and convert the structure into an office for their existing business. Per the applicant, the proposed office conversion would provide enough space for an additional two (2) to three (3) employees, as well as additional storage space for equipment and supply being used by them. Access to the subject property is available via one (1) direct entryway off of Boughton Road. Per the Zoning Ordinance, operating a business in an accessory structure is not permitted. As such, the applicant is requesting a Special Use Permit to allow for the conversion of an existing structure into a second principle structure on one (1) parcel. The Zoning Ordinance also only allows one principle structure per lot of record. As such, the applicant is requesting a Variance to allow two (2) principle structures on one (1) lot at

167 W. Boughton Road. Per the applicant, the hours of operation would be Monday through Friday from 8:00 a.m. to 5:00 p.m. and closed Saturday and Sunday.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development with Variances to allow L.M.R. Home Health Care to occupy two (2) buildings located at 167 W. Boughton Road, subject to the following:

1. A Special Use Permit to allow for the conversion of an existing accessory structure into an office.
2. A Variance to allow for two (2) principle structures on one (1) lot.

DISCUSSION

Commissioner Jacobs questioned if there would be sufficient parking on site once the garage was converted into an office. Planner Eastman responded that the garage is currently not being used for parking only for storage and that the property would remain as is in regards to parking. He also stated that this particular business does not have customers, most of the work is done over the phone and the employees physically go to where there assistance is needed.

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

Motion carried, public hearing closed 8:08 p.m.

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

Motion carried.

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW A TOBACCO STORE, MATTHEW'S TOBACCO, 491 S. WEBER ROAD, APPLICANT: MATTHEW MATTA, PROJECT NO.: 414.10

Planner, Matt Eastman presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development in order to allow a tobacco store at 491 S. Weber Road. The subject property comprises of approximately three and twenty-two tenths (3.22) acres and is currently zoned B-2 Community Retail. Access to the subject property is from Weber Road and Hassert Boulevard. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, a Planned Unit Development is not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a tobacco store at 491 S. Weber Road. Per

the applicant the hours of operation would be Monday through Saturday from 8:00 a.m. to 8:00 p.m. and closed on Sunday. The applicant would be the only employee.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a tobacco store commonly known as Matthew’s Tobacco at 491 S. Weber Road, subject to smoking material sold on site cannot be used on the premise.

DISCUSSION

Commissioner Campos questioned the amount of hours the applicant would be planning on working per week. He also asked, since the owner was the only employee if he was not able to work would the store be closed.

Matthew Matta, Romeoville, IL sworn. Mr. Matta responded by saying he currently works more than twelve (12) hours per day and that it would be no problem to manage the store six (6) days a week with the help of his wife.

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

Motion carried, public hearing closed 8:12 p.m.

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

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

NAYS: None

ABSENT: Commissioners Rhoades, Elliott, Runge

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Wright, second Campos to accept Plan Commission reports:

PC 10.15 Approval of a Special Use for a Planned Commercial Development with Variances, Final Development Plan, and Final Plat of Subdivision. Julian’s Plaza, 120-160 E. Boughton Road. Applicant: RJP Holdings, Vito DiPietra. Project No.: 411.10

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 Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Cawthon adjourned the meeting at 8:14 p.m.

CHAIRMAN

APPROVED

SECRETARY