

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 6, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, February 6, 2013.

ROLL CALL

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

Absent: Commissioners Greg Jacobs

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

Press: None

APPROVAL OF MINUTES

Motion Vice Chair Rennels, second Rashid to approve Minutes of the December 19, 2012, and January 16, 2013, meetings of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. ADVANCE INSURANCE CONSULTANTS, INC., 261 N. SCHMIDT ROAD. APPLICANT: TANVIR AHMAD, ADVANCE INSURANCE CONSULTANTS, INC. PROJECT NO.: 400.13

Motion Rhoades, second Campos to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Jacobs

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

Planner, Matt Eastman presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development to allow an insurance agency at 261 N. Schmidt Road. The subject property comprises approximately one (1) acre and is currently zoned B-2 Community Retail. Per the Zoning Ordinance, an office use is not a permitted use within the B-2 zoning District. As such, the applicant is requesting a Special Use Permit to allow an insurance agency. Access to the shopping center is available via Schmidt Road. The applicant expects to employ one (1) full-time employee. The proposed hours of operation are Monday through Friday 9:00 a.m. to 5:00 p.m.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow an insurance agency at 261 N. Schmidt Road

DISCUSSION

None

Motion Schank, second Runge to close the public hearing.

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

NAYS: None
ABSENT: Commissioner Jacobs
Motion carried, public hearing closed 8:03 p.m.

Motion Vice Chair Rennels, second Rhoades to accept the recommendation of Planning Staff.
AYES: Commissioners Campos, Wright, Runge, Schank, Rhoades, Rashid, Vice Chair Rennels,
Chairman Fletcher
NAYS: None
ABSENT: Commissioner Jacobs
Motion carried.

**SPECIAL USE PERMIT FOR A RELIGIOUS INSTITUTION, ULTIMATE FAITH CHRISTIAN CENTER,
683 E. 83 RD STREET. APPLICANT: GEORGE GUILFORD, ULTIMATE FAITH CHRISTIAN CENTER.
PROJECT NO.: 401.13**

Motion Runge, second Campos to open the public hearing.
AYES: Commissioners Rashid, Rhoades, Schank, Runge, Wright, Campos, Vice Chair Rennels,
Chairman Fletcher
NAYS: None
ABSENT: Commissioner Jacobs
Motion carried, public hearing opened at 8:04 p.m.

Planner, Matt Eastman presented the request. The applicant is requesting approval of a Special Use Permit to allow a religious institution, including associated accessory uses at 683 E. 83rd Street which is on the southwest corner of 83rd street, and Janes Avenue. The subject property comprises approximately 1.21 acres, is zoned R-3 Single Family Residential and is developed with an approximately 13,000 square foot retail building that until three (3) years ago was occupied by Walgreens. In 1993, by virtue of Ordinance #93-001, the Village Board of Trustees approved a Special Use Permit for a Planned Commercial Development with Variances in order to allow for the construction of a retail building on the subject site. Per the Zoning Ordinance a church, place of worship, and/or religious institution is listed as a Permitted Special Use within the R-3 Zoning District. As a result, the Ultimate Faith Christian Center (UFCC) is requesting a Special Use Permit to occupy the approximately 13,000 square foot building at 683 E. 83rd Street for the purpose of conducting religious activities, including associated accessory uses. Per the attached Phase One Preliminary drawing, submitted by UFCC, approximately 5,900 square feet of floor area would be allocated for the worship area and the remaining 7,100 square feet would be allocated for offices and future expansion. Per the applicant UFCC would maintain typical administrative hours, Monday through Friday from 9:00 a.m. to 5:00 p.m., in addition to ancillary regular meeting times as follows:

- Sunday Worship Services at 10:00 a.m. and 12:00 p.m. and have approximately 35 members present.
- Monday night Foundation of Faith classes for new members only and have approximately 10-20 members.
- Tuesday night choir practice with approximately 10 members present.
- Wednesday Bible Study at 7:00 p.m. with approximately 35 members present.
- Every third and fourth Saturday of the each month, Teaching of Biblical Ethical Standards at 2:00 p.m. The third Saturday would be for women only with approximately 30-40 members present, while the fourth Saturday would be for men only with approximately 10 members.

UFCC previously held services within the Annerino Community Center (a Bolingbrook Park District building) before relocating to their most recent location within the Riverwoods Plaza. They spent over four (4) years in the Annerino Center which is surrounded by residential property and over three (3) years in the Riverwoods Plaza, which is directly adjacent to residential properties to the south. Staff confirmed via the Chief of Police that they have not had any criminal activity associated with this church over the seven (7) years they have been in operation within the Village. Per the Zoning Ordinance, churches, places of worship, or religious institutions must provide one (1) parking space for every three (3) seats which are located in the worship area. Per the attached Phase One Preliminary drawing, the worship area would consist of 241 seats, thus requiring 80 parking spaces. Given that there are 75 parking spaces onsite, Staff will be requiring the applicant to stripe five (5) additional parking stalls near the

southwest corner of the site in and around the drive-thru area, since it would no longer be active. This would be a condition of approval. Staff will review and periodically monitor the parking situation in order to insure overflow or off-site parking has not become an issue. The applicant has acknowledged that if their membership was to grow beyond the 241 maximum seating capacity and 80 parking spaces that they would either pursue purchasing adjacent land for the expansion of their parking lot or relocate their operation to another facility that can accommodate their growth at that time. Uses such as, but not limited to, homeless shelters, boarding or lodging houses, soup kitchens, daycares, trade schools, and private schools would not be permitted uses by right, and would not be considered permitted accessory uses commonly associated with church or place of worship. In the event that the applicant wanted to operate one of these uses at the subject site, an additional Special Use Permit requiring a public hearing would be required. Staff also worked with the Public Works and Engineering Department Village Engineer Tom Pawlowicz referenced the Institute of Transportation and Engineering Tip Generation Manual which has different percentages for different uses, such as churches, retail businesses, and drive-thrus. He was able to summarize that upon the conclusion of the service a church would typically have a rush to exit the facility which would be approximately 5-10 minutes of congestion and would all be onsite. The current floor plan has a capacity of 241 seats and sufficient parking per the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for the Ultimate Faith Christian Center (UFCC) to occupy the property located at 683 E. 83rd Street subject to:

1. Five (5) additional parking spaces are striped in and around the drive-thru area located at the southwest corner of the property.
2. Noise levels shall not exceed the maximum sound levels are regulated by Chapter 29.
3. There shall be no operations between the hours of 10:00 p.m. and 5:00 a.m. any day of the week.
4. There shall be no parking on public streets at any time, including the surrounding residential areas.
5. There shall be no parking in neighboring parking lots at any time, including the surrounding commercial properties.

DISCUSSION

Commissioner Rashid questioned if north bound traffic would begin to backup as cars tried to make a left-hand turn off Janes Avenue, if the church would hire police officers or anyone to direct traffic in case of overflow, and who would be responsible for monitoring the church to make sure cars are not being parked on the side streets.

Planner Eastman stated there is no specific turning lane on Janes Avenue, but that the Village Engineer could explain that better. He also stated, to his knowledge, the church did not plan on hiring anyone to direct traffic and that staff would be the ones monitoring the parking.

Engineer Pawlowicz said that there might be 241 seats but there would likely not be 241 cars. He said typically in a church setting many people attend as a family and a car would most likely have more than one (1) person in it, which is why there would not be 241 parking spaces only 80. He also mentioned traffic would be coming from different directions. He said in comparing a church to the Walgreens that was there before, there will be fewer cars entering and leaving the site.

Commissioner Schank asked what activities or uses were included in the associated accessory uses that were mentioned on the report.

Planner Eastman stated some of the uses would be Bible study, choir practice, and different faith related classes.

Chairman Fletcher explained the process on giving testimony and signing in.

Steve Fenner, 648 Sheffield Lane, Bolingbrook sworn. Mr. Fenner raised concerns about the traffic, he said in the past 3-4 years the traffic had tripled. He stated the traffic generated by the IKEA, Promenade Bolingbrook, and Cypress Cove made traffic more of a problem in his subdivision. His other concern was

the large number of families with young children that are in the area because of the waterpark that is located across the street from Walgreens which could cause a potential safety hazard and also a larger amount of traffic.

Sandra Stefanacci, 700 Sheffield Lane, Bolingbrook sworn. Ms. Stefanacci stated she disagreed with the Village Engineer about the traffic at the Walgreens before it closed and that there would be more traffic with the church than what the Walgreens had. She said she lived directly behind the subject site, and that once the Walgreens closed that site became a hang out. She added that the fence which runs between the site and her property was in ill repair. She said the Police Department was kind enough to add "No Parking" signs on Sheffield Lane, but that there is still an existing problem with cars parking along Sheffield Lane and Banbury Way. She said there was a point when emergency vehicles were not able to get into the streets, and added that the driveways would be blocked by cars parked on the street. She stated she was entitled to her peace and privacy, and felt that this church would not allow her to have it. She said she was against this 100%.

Don Pokorny, 8251 Mourning Dove Court, Woodridge sworn. Mr. Pokorny said he lived right across visually from the proposed building. He said that there are two (2) malls in addition to the waterpark which cause traffic. He said he did not understand the statement that people going to a Walgreens a place of retail, would be more than a church where seven (7) or more families would come at once. He added that he did not understand the physics of that and how that would be possible. He said he appreciated the Engineer's knowledge and expertise, but would like to hear more information. Mr. Pokorny also raised concerns regarding the mission statement of the church. He said it was extremely noble and a wonderful thing to do, but he was concerned about the ex-convicts, the homeless, recovering alcoholics, and those struggling with drug addictions that were mentioned in the mission statement. He stated the church helping people like this is very commendable, but it did draw concern. He asked if there would be controlled entry to the building, if the staff would be trained to provide counseling, and if the church was prepared if they grew beyond the five (5) extra parking spaces required by the Village.

David Jordan, 16W615 Honeysuckle Rose Lane, Willowbrook sworn. Mr. Jordan stated he was not a resident of Bolingbrook or Woodridge, but he was a member of UFCC where Apostle George Guilford was his pastor and that he was a former Bolingbrook resident. He stated he had been with Apostle Guilford since before he started a church, when he had Bible study in a beauty salon. He commented that attending this church changed his life. He said he was in a very bad situation before becoming a member of this church and that the pastor helped him supported him even when he was out of the state. He added that the pastor was the person he could lean on when there was no one else that could support him. He mentioned that his family was living off of \$400.00 a month which was his stepdaughter's child support money. He said that with the guidance and support from this ministry it led him through this bad situation. He stated that he now is an IT Manager, has his own home, and nearly has a six (6) figure income in a matter of two (2) years. He stated he has seen how UFCC has changed so many lives in major ways, in ways which no one can even imagine. He said it upset him, how people were going on and listening to all of the objections about the mission statement. He stated he designed the website a long time ago. He added that the dynamic of the church changed overtime. Mr. Jordan said there is so much benefit in being a member of this church and said he understood the concerns about parking which would be addressed. He stated that his grandmother lives down the street from this building in Woodridge on Janes Avenue next door to where someone got murdered. He said it is something very scary and would like to believe that there was someone there like a pastor, a minister even if it was not UFCC, but someone that could support the families when something like that happened. He mentioned that UFCC gave him money when he needed it and that the pastor opened the doors to his house and let him live there when he had no place to go. He said that this is what UFCC is.

John Rowley, 680 Banbury Way, Bolingbrook sworn. Mr. Rowley raised concerns regarding traffic. He said there were probably about 1,000 cars coming in with the mall, and that crossing Janes Avenue was already a problem. He stated he had nothing against the church or the pastor, but that he did not want to have the homeless or people out of jail brought into his community. He said there was already lots of crime in the apartment buildings in Woodridge on Janes Avenue where there have been drug raids. He said that there were problems all around that area and if the church brought in criminals or the homeless it would make matters worse. He said it did not matter how good the pastor was or how noble the projects would be, he was against them bringing in more criminals and that he was against this project.

Cheryl Edwards, 451 Seminole Lane, Bolingbrook sworn. Ms. Edwards stated she wanted to talk about the concerns people were having regarding bringing homeless people to their community. She said she was an ex-drug addict and an ex-homeless person. She stated she had been addicted to alcohol and drugs for 32 years, and it was through this ministry that took the time to help empower her back into society. She said she now has a job and has been there consistently for four (4) years. She added that this ministry would be an asset to this area because they can relate. Ms. Edward said it was about empowering people to get back into society not to bring harm to the neighborhood.

Deavin Ross, 279 Gregory Street, Aurora sworn. Mr. Ross stated that this is America and that it was sad to hear that people feel that a church was going to bring harm to a community when churches empower communities. He said every neighborhood has broken marriages or children that do not obey them. He said everyone goes through issues whether they are rich or poor. He stated in a wealthy community you will find a person with drinking problems as well, and that what churches were there for, to help people in the community that might be going through problems or situations. He said the least of the concerns should be the mission statement. He said they were here to protect their country and pray. He said every morning their church Monday through Friday prays for the nation, they pray for this country, and for the communities. He added that there are bad areas and communities and churches are there to clean them up. He stated they all want to see crime go down and that is what churches were there for. He said they were there to build a community not to tear a community down.

Cornelious Humphies, 113 Gregory Street, Aurora sworn. Mr. Humphies stated that the comments he heard and the things he read on Facebook about ex-cons and ex-drug addicts coming to the church was going to harm the community was upsetting. He asked the commission what ex meant to them, and they responded former. He said that ex meant former, no more. So, the people coming would be former cons or drug addicts, meaning they are no longer that. He commented that everyone deserved a second chance. He added that the mission of this church was the same all over the world which is to attract both saints and sinners. He stated this church was not coming to do harm, but their mission was to come with love.

Jaiyde Walters-Smith, 10711 5th Avenue, Countryside sworn. Ms. Walters-Smith stated she realized she did not live in Bolingbrook, but that she attended UFCC. She said she agreed with everyone that gave testimony regarding the church. She said this ministry was wonderful and that it helped empower people and that she has been a member of the church for a year. She added that a year ago she was a victim of sexual assault and was turning to alcohol to drown all of the pain, but now a year later she has been loved right back to life because of this ministry. She said the members there are fully equipped and trained to empower people. She said a year later, after being sexually assaulted, turning to alcohol and wanting to do things to herself and not knowing how to get through it, they helped her get through it. She added the UFCC taught her how she could look to Jesus and be able to get through all that pain. She said now she has a 4.0 GPA average getting her BA in Graphic Arts and Design. She said she has started her own business which is doing very well and will go internationally soon. She said they helped her get better, and that is what this ministry is about. She added that they empower and train people to live a good life and live how they are meant to live. She stated they are fully trained that there are members of the church that are teachers and know how to train others. She said they have jobs that hold high positions in business and are well equipped to help people with their resume's and get the people who are homeless a job so they do not have to be homeless anymore.

Tiffany Shines-Simon, 2183 S. Finely Road, Lombard sworn. Ms. Shines-Simon stated that all the UFCC members were law abiding citizens. Many of the members of this church not only live in the area of Woodridge and Bolingbrook, but also have children as well. She stated there were concerns regarding traffic and that she understood them, but that if the proposed building was turned into a recreational center it would not eliminate the traffic. She said she has been a member of the ministry for approximately a year and can say unequivocally with no reservation that her life has been changed. She added that crime is already in the area and that this ministry would help alleviate some of the problems, and that the ministry was not going to bring homelessness to the community. She stated that in America people take a lot of things for granted like their homes, beds, and even their children. She added that no one knows who the next homeless person may be and that an organization that is faith based will be able to empower and encourage people to continue with their lives. She said that people should not be

focusing on the mission statement. She also stated that Apostle Guilford was himself once a convict and struggled with addictions. Ms. Shines-Simons added that society may want to try to stamp that on him, but in their community, in the Kingdom of Heaven, they believe in spiritual expungement and no one in this room was free of sin. She said everyone had done something in their life that they were ashamed of regardless of their race or age. She added that this ministry believes in order and has staff that is trained and are lead to be able to assist people that come in with such problems. She also stated the concerns on parking and/or traffic would and could be addressed unequivocally.

Latina King, 10S424 Haven Drive, Downers Grove sworn. Ms. King stated she is a member of UFCC and that this ministry helped her to find her true purpose by providing her with motivation to succeed while establishing morals and values. She added, she now thinks about others, has compassion and thinks about what her behavior would be like toward other people. She stated she is an Assistant Director at Triton College and because of the education and the motivation that she got at UFCC she could go to another level. She added that they encouraged her and motivated her to apply to believe to get more education. She said she is now going back for her Master's degree and hopes to start a doctorate program. She added that she would not have been doing all this if it was not for UFCC empowering her in ways that she never knew possible.

Kimberly Walters, 10711 5th Avenue, Countryside sworn. Ms. Walters stated she wanted to address some of the issues that some of the residents in the area have commented on regarding the mission statement. She said she is a member of UFCC and has been for a year. She commented that she drives well out of her way to attend this ministry for service because the foundation of the church's teachings draws her there. She stated that the members reach out to anyone and everyone who needs help. She also said the Villages of Woodridge and Bolingbrook already have a high crime rate, but institutions like UFCC would help to alleviate some of the problems. This was one of the reasons why this ministry attracted her because it was a ministry that gave back. She said they are a ministry that helps people from any type of background who need to be empowered. She added that they equip them with the word for God, and that this ministry has resources. She said she is an executive in a university and now works on infrastructure where the company is going international. She stated she understood as infrastructure grows different areas must be looked at, but one thing that has to be considered when infrastructure grows so does the revenue. She added that when an area grows there will always be a traffic issue, and that it did not matter whether it was retail, a church or a recreational center. Ms. Walters said that UFCC would bring life back to an abandoned building and increase patronage in the area.

Michael Anthony, 7241 S. Ridgeland Avenue, Chicago sworn. Mr. Anthony commented that UFCC's main purpose was to uplift humanity. He said we should all be problem solvers before it is too late. He said the Pastor is trying to solve the problems in the community rather than create the problems and that anyone that is debating that fact should be part of the problem solving rather than creating more problems to find out what the solutions are. He stated a church is mainly an outlet for people to be able to go release and not be judged. He feels that Brother Guilford is being judged before given a chance to show what he is really there to represent and that he is confused on why there is any real issue with the UFCC when their main purpose is to be part of the solution.

George Gasick, 2537 Kelly Drive, Woodridge sworn. Mr. Gasick wanted to thank the board for allowing Woodridge Residents to speak their minds regarding the possible church. He went on by stating he has been a resident of Woodridge for over 33 years and raised concerns regarding property values in the area declining. He stated that Woodridge has done a great job of planning and the he would applaud Mayor Murphy for developing Woodridge into a springboard community and Mayor Claar for the Promenade. He added that the community is very close to airports, downtown, and is a very proud community of hard working people and wants to make sure the surrounding Villages make the proper decisions for the future growth and planning. He questioned when the five (5) additional parking spaces would be installed, if the 240 seat capacity would meet the fire code, and who would monitor that the occupancy and parking procedures are adhere to.

George Daniels, 6610 Woodridge Drive, Woodridge sworn. Mr. Daniels commented he was not a member of UFCC, but is a resident of Woodridge. He said he believes a use such as this would be extremely beneficial to the community.

Malinda Barnett-Francis, 624 Sheffield Lane, Bolingbrook sworn. Ms. Barnett-Francis raised concerns to the ingress and egress from the subject site. She stated that Woodridge Park District was considering two (2) sites to do a recreational center which would add to the congestion. She went on by saying that the traffic is currently an issue from May until beginning of September when Cypress Cove is open. She said a traffic light might alleviate some of the traffic, but there could not be a traffic light less than 100 feet from a current traffic light on Sheffield Lane. She said they do not want traffic to be cutting through the subdivision. She concluded by questioning who would monitor the potential parking overflow.

Kathy Birchfield, 676 Sheffield Lane, Bolingbrook sworn. Ms. Birchfield commented that she has lived on Sheffield Lane for 32 years, and during that time whenever there has been a discussion like this, when people have come forward, Mayor Claar and the board have taken into consideration their feelings as residents of Bolingbrook. She stated no one that has given testimony regarding the church has been a resident of Bolingbrook. She said that the subject property is commercial and that it should be a benefit for the community. She questioned if the church was leasing or purchasing the property, the future plans of growth, and who would monitor the amount of people that attend the church. She also questioned if the church would be tax exempt and if that would cut into their property taxes.

Patricia Guildford, 123 Somerset Lane, Bolingbrook sworn. Ms. Guilford states she is Pastor Guilford's mother. She stated if all the members that lived in Bolingbrook would make testimony it would take all night. She commented that UFCC is directed at helping the youth within the community. She said she did not degrade any of the children, and that she sits with them for hours and talks to them about the Lord as well as her children and grandchildren. She added that they were trying to make this a better world and believes that the September 11th tragedy would not have happened if the government would not have taken God out of everything. She fears the more the government gets involved the more removed the churches become. The United States of America was under a hedge of protection. She said they respect humanity and themselves and that all they are trying to do is teach people about love, respect, and empowering themselves. She stated that they have no intention of making anything worse, only to make it better for the good of humanity. She commented that they are willing to cooperate, and that they do not want to hurt the neighborhood or the people in the neighborhood they just want to help.

Michael Mays, Woodridge Community Development Director. Mr. Mays stated he appreciated the opportunity to speak. He said that the Village of Woodridge has made the Janes Avenue corridor focus for re-investment for the last several years. This has included a multi-million dollar re-investment in residential complex in the area, streetscape improvements and as residents have mentioned before investment in the TIF with positive re-investment requires orderly growth, and growth that is sensitive to the neighborhood in character. He added that he appreciated Bolingbrook staff's recommendations which limit and focus the use to church use for the Special Use and apply conditions that mitigate the impacts on the adjacent neighborhood, which will also provide an opportunity for the church utilizing the site to evaluate those impacts and certainly with any growth the opportunity to re-evaluate to see how the growth is impacting the neighborhood which is so important to both Woodridge and Bolingbrook. He questioned if the applicant had plans for future growth at the subject location.

Angela Freeman, 145 N. Schmidt Road, Bolingbrook sworn. Ms. Freeman stated she was a member of UFCC for about 6 months. She stated she is a homeowner and that the faith based learning that this ministry offers would be very beneficial to the community. She commented that there will always be traffic and that it would never be eliminated, and that regardless of the type of business that goes in the subject property there will always be traffic.

Constance Coleman homeless, Bolingbrook area sworn. Ms. Coleman stated that she is not a member of UFCC. She stated she was recently evicted from her house without any warning and that not all homeless people are bad. She added that UFCC reached out to her to provide help as she is going through this tough situation.

Greg Abbott, 9059 Charing Cross Road, Woodridge, Village of Woodridge Trustee sworn. Mr. Abbott raised concerns about this location being a good fit for a church. He added that he was not against the church, but he had concerns about the information that was on UFCC's website. He stated he noticed that the church devoted a substantial amount of time and effort to trying to help those who are homeless, those who have addictions or are ex-convicts. He questioned if the church had specific programs, such

as Alcoholic Anonymous that tailored to the troubled, and where their members come from. He asked if these troubled people did come to the community who would supervise them, and how big of an area do they come from or if they solely serve people that live within a certain radius. He stated that a lot of people were concerned and that they do not want ex-cons walking aimlessly down the street.

Jim Bevering, 693 Banbury Way, Bolingbrook sworn. Mr. Bevering raised concerns to the existing congestion in the area. He stated with the planning of a new recreational center in Woodridge that would add about 100 more cars a day. He commented that it would be a good idea to widen Janes Avenue to four (4) lanes to help alleviate traffic. He stated that the church had already moved their church two (2) times because of size and believes that this location will be outgrown and reach its capacity very quickly. He believes there is no room for expansion in this location. He said he has nothing against the church and the people it helps rehabilitate, but that the building is not big enough for this ministry. He added that the parking lot leaves no room for future expansion.

Brittany Sparrow, 4623 S. LaCrosse Avenue, Chicago sworn. Ms. Sparrow stated she understood the concerns about traffic, and that she has been a member of UFCC for over a year. She said this ministry is dedicated to help individuals better themselves and not to worry about what they have been through or where they come from. She said the people in the ministry are like family and all that needs to be done is take the time to open your heart, change your life around and dedicate your life to God. She invited everyone to visit the church so they could see the difference it would make in their life.

Sharonda Simmons, 381 S. Orchard Drive, Bolingbrook sworn. Ms. Simmons stated she was a member of UFCC, and that she had previously worked in the addiction field. She stated she knew firsthand how much the compassion of the facility can mean when trying to help someone turn their life around and that having this ministry in the region would be a great asset. She added that it takes everyone to make a community to continue to be compassionate.

Steve Fenner, Bolingbrook returned to the stand. He stated that he was also a Christian and believed in God. He said he belonged to the board at his church so he knew that vacant building would need to be updated. He questioned where the money was coming from in order to complete all the building modifications and property maintenance. He added that a small congregation would not be able to afford that. He said he comes from a large church with 1,200 members and they struggle for money, and he does not want this church to be blindsided with costs that they would not be able to afford. He questioned if the church had members that would be doing the maintenance work for the building.

Sandra Stefanacci, Bolingbrook returned to the stand. Ms. Stefanacci commented that after Walgreens was vacated the traffic that was present decreased. She added that she believed in God and that what this ministry does is great, but that she did not want a church in her backyard.

David Jordan, Willowbrook returned to the stand. Mr. Jordan stated he wanted to explain why the church moved location two (2) times. He said that the first move was not because there was not enough space for the members, but because they constantly had to move their equipment. He added that in the Bible the definition for Apostle is a church planner. So, in talking about the growth in their ministry, they also have to consider the fact that people will also be leaving in groups to plant churches in other places. Mr. Jordan then added that there will always be traffic and that people should expect it.

Pastor George Guilford, 2112 Tamarack Drive, Bolingbrook sworn. Pastor Guilford stated the church does not recruit members, he said they open the doors to anyone that needs help. He stated he was addicted to drugs and alcohol and was in and out of jail, but the day he surrendered his life to God he was free. He commented that when he wrote the mission statement it was when he first opened his life up to Jesus and was filled with the Holy Spirit. He stated that his wife and him buy Bibles and pass them out to people they feel need it. He said being a pastor was the last thing he thought he would be, and that he was raised on the streets. He added that he would not load up a bus with ex-convicts or homeless people to pollute the community, but that everyone would be welcome to his church in which he would preach and teach the uncompromised word of God. He said they are there to build up people's self-esteem. He said they do not confine the mission or the ministry into the four (4) walls of the church. He went on by stating that they go to homeless shelters to feed and preach to the homeless. He mentioned that the services are on national television in four (4) states and three (3) channels which helps generate

revenue to support the church and added that for those who are wondering where they get the funds to do renovations that they do accept donations. He said as far as parking is concerned they have staff that will direct traffic during the morning time on Sunday service, and during Wednesday evening service. Also, that they have trained staff to address the parking issues and to direct traffic. He added that they would have somebody physically monitoring the cars during service. He commented that the true parking and traffic problems in the area are from the existing waterpark. Pastor Guilford commented that they would not be running a soup kitchen, be barbequing outside on the lawn, or have disco parties outside. He said they were going to have church service. He stated he had concerns about the building and the location, but that he spoke to Mayor Claar and he told him to continue with the process. He said if the Mayor would not have told him that he would not have invested in this property. He also wanted to clarify the concerns regarding noise. He said they are very respectful people and that they would not disrespect the neighbors.

Pastor Guilford went on to answer question given from the people who previously gave testimony. Commissioner Rhoades itemized each question for Pastor Guilford.

Mr. Pokorny questioned if their staff was trained to offer services and if there would be controlled entry.

Pastor Guilford said his member's method of helping was the word of God and that there will be ushers to monitor who enters and exits the building.

Mr. Gasick questioned the capacity.

Pastor Guilford addressed the capacity question by stating that they currently only have 70 members most of which are families and commute together, and that they are currently nowhere near the 241 seat capacity.

Ms. Birchfield questioned if they were purchasing or leasing this site and what were the future plans for growth.

Pastor Guilford stated he signed a three (3) year lease with an option to buy. He then added that every ministry would like grow, but that future growth could not be predicted when it comes to a congregation.

Commissioner Rhoades asked if he thought the membership would double or triple in size.

Pastor Guilford stated that only God would know that and he was unable to answer that question.

Chairman Fletcher question the parking enforcement.

Pastor Guilford said the Village would monitor the situation if complaints occur and that they would immediately be addressed. He added that if they were to outgrow this location they would look to relocate.

Mr. Abbot questioned if the church offered specific programs.

Pastor Guilford stated that they have a foundation class every Monday night for new members to give them a strong structural foundation in the word so that they can live a Christian life through instruction of the word. He added that there are no specialized programs such as Alcoholic Anonymous offered.

Commissioner Rhoades commented that the growth of the area, the changing in the roads or the increasing lanes was outside of the scope of the meeting. She added that traffic concerns were mentioned quite a bit, and that whatever gets put there is going to cause traffic. She said with the current membership of the church traffic was not a concern.

Mr. Fenner questioned who would be doing the maintenance around the building.

Pastor Guilford stated that he would hire professional contractors for the property maintenance such as landscaping and snow removal.

Dennis Kowalczyk, Director of Community Development. Mr. Kowalczyk stated that the improvements made to the tenant space that would require a Building Permit would have to follow the existing building and fire codes. He added that the occupancy load was determined not only on the size of the space but also the distance to access points, the number of doors as well as the existing bathroom facilities, and the worship area.

Commissioner Schank asked if there was any future thought of holding live television services from this location.

Pastor Guilford said that they record every Sunday service. He added that they stream live on the internet to thousands of people all over the world.

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

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

NAYS: None

ABSENT: Commissioner Jacobs

Motion carried, public hearing closed 10:12 p.m.

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

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

NAYS: None

ABSENT: Commissioner Jacobs

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rhodes, second Runge to accept Plan Commission reports:

PC 13.01 Approval of an Amendment to a Special Use Permit for a Planned Industrial Development with Variances. RR Donnelley & Sons, 1000 Windham Parkway. Applicant: Tammy Sullivan, NAI Hiffman. Project No.: 449.03

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 Fletcher adjourned the meeting at 10:14 p.m.

CHAIRMAN

APPROVED

SECRETARY