

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
February 20, 2013**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:03 p.m., Wednesday, February 20, 2013.

ROLL CALL

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

Absent: Commissioner Greg Jacobs

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

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. CHIEF'S VOCATIONAL TRAINING CENTER, 435-L N. BOLINGBROOK DRIVE. APPLICANT: CHIKA MUOGHALU, CHIKA MARKET. PROJECT NO.: 402.13

Motion Vice Chair Rennels, second Rhoades 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.

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development to allow a commercial school/trade school at 435-L N. Bolingbrook Drive. The subject property comprises of approximately three (3) acres and is currently zoned B-2 Community Retail. Access to the subject property is from Bolingbrook Drive and Robinhood Way, in addition to cross access from US Bank located on the north side of the property. Per the Zoning Ordinance, commercial school, trade school, or other schools offering training in specialized courses of study are not a Permitted Use within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a commercial school/trade school commonly known as Chief's Vocational Training Center located at 435-L N. Bolingbrook Drive. Per the applicant, the hours of operation would be Monday through Saturday from 8:00 a.m. to 6:00 p.m. and they would have two (2) fulltime employees, plus the instructors. Per the applicant, maximum class sizes would be 15 students. The shopping center has adequate parking for the proposed use.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow a commercial school/trade school commonly known as Chief's Vocational Training Center located at 435-L N. Bolingbrook Drive.

DISCUSSION

None

Motion Rashid, second Campos 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 8:07 p.m.

Motion Rashid, second Runge 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

FINAL PLAT OF RESUBDIVISION. REMINGTON LAKES RESUBDIVISION OF LOT 1 AND LOT 2, 606 AND 612 TERRITORIAL DRIVE. APPLICANT: BRIAN BALDOCK, PANATONNI CONSTRUCTION, INC. PROJECT NO.: 403.13

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant is requesting approval of a Final Plat of Resubdivision to resubdivide two (2) lots of record. The 12.66 acres of land is zoned O-1 Limited Office, is located approximately 500 feet north of Remington Boulevard on the east side of Territorial Drive, and is currently composed of two (2) lots of record. The proposed Final Plat of Resubdivision would shift the property line that divides the two (2) lots of record approximately forty-five (45) feet to the north. Lot 1 (606 Territorial Drive) would be reduced in size from 7.055 acres to 6.318 acres and Lot 2 (612 Territorial Drive) would be increased in size from 5.605 acres to 6.342 acres. Utility drainage and sidewalk easements already exist. Access easements are being created accordingly.

RECOMMENDATION

Staff recommends approval of a Final Plat of Resubdivision for Remington Lakes Resubdivision of Lot 1 and Lot 2, subject to the review and approval from the Director of Public Works and Engineering and the Director of Community Development.

Motion Vice Chair Rennels, second Schank 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.

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Rhoades, second Schank to accept Plan Commission reports:

PC 13.02 Approval of a Special use Permit for a Planned Unit Development. Advance Insurance Consultants, Inc., 261 N. Schmidt Road. Applicant: Tanvir Ahmand. Project No.: 400.13

PC 13.03 Approval of a Special Use Permit for a Religious Institution. Ultimate Faith Christian Center, 683 E. 83rd Street. Applicant: George Guilford, Ultimate Faith Christian Center. Project No.: 401.13

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 Fletcher adjourned the meeting at 8:12 p.m.

CHAIRMAN

APPROVED

SECRETARY