

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
October 17, 2012**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, October 17, 2012.

**ROLL CALL**

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

Absent: Commissioner Greg Jacobs

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

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Schank to approve Minutes of the September 19, 2012 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT TO ALLOW A SCHOOL. FURQAAN ACADEMY, 519 E. BRIARCLIFF ROAD. APPLICANT: DR. MOHAMMED SAYEED, AL-FURQAAN FOUNDATION. PROJECT NO.: 418.09**

Motion Rennels, second Rashid to open the public hearing.

AYES: Commissioners Rashid, Schank, Rhoades, Runge, Wright, Campos, 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, Dr. Mohammed Sayeed from Al-Furqaan Foundation is seeking approval of an Amendment to a Special Use Permit in order to allow an existing school to operate on both the first and second floors of an existing 3-story building. The subject property comprises approximately 1.25 acres, is currently zoned B-2 Community Retail and consists of a 54,756 square foot 3-story building. Access to the subject property is via one (1) direct entryway off of Briarcliff Road. Per the Zoning Ordinance, a school is required to provide ten (10) parking stalls per every one hundred (100) students, as well as one (1) stall per employee. Based on this requirement, thirty (30) parking stalls would be required and fifty-five (55) are provided onsite. The property has adequate parking for the proposed use. Per the Zoning Ordinance, a public or private school is not permitted within the B-2 Zoning District. As such, the applicant received approval for a Special Use Permit in 2009 to operate a school at the subject site; however, as a condition of approval the school was limited to operation on the first floor only. At this time the applicant is requesting to amend the Special Use Permit in order to allow operation associated with a private school on the first and second floors of the 3-story building.

Per the applicant, the school would operate from 7:30 a.m. to 5:00 p.m. each day of a typical school year and would enroll approximately sixty (60) students in Pre-Kindergarten through Eighth Grade and employ twenty (20) staff/administrative personnel.

**RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a school commonly known as Furqaan Academy to operate on the first and second floors at 519 E. Briarcliff Road.

**DISCUSSION**

None.

Motion Rhoades, second Rennels to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Jacobs

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

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

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

NAYS: None

ABSENT: Commissioner Jacobs

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Rashid, second Schank to accept Plan Commission reports:

PC 12.29 Rezoning from E-R Estate Residence to R-3 Single Family Residence  
Schramm Property, 1490 W. Boughton Road / Applicant: Michael J. &  
Dianne J. Schramm / Project No.: 418.12

Voice Vote: Unanimous.

Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None.

**COMMISSIONER'S REPORT**

None.

**PLANNING DEPARTMENT REPORT**

None.

**ADJOURNMENT**

Motion Runge, second Vice Chair Rennels to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Fletcher adjourned the meeting at 8:06 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY