

**A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
November 7, 2012**

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, November 7, 2012.

ROLL CALL

Present: Commissioners Greg Jacobs, Talat Rashid, Lon Schank, Libby Runge, Calvin Wright, and Chairman Fletcher

Absent: Commissioners J.D. Rhoades, Rick Campos, Vice Chair Mary Rennels

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

Press: None

APPROVAL OF MINUTES

Motion Schank, second Rashid to approve Minutes of the October 17, 2012, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT. THE POWER CONNECTION/THE RESALE CONNECTION, 999 REMINGTON BOULEVARD, SUITE F. APPLICANT: MARYANN KOLIOPOULOS, THE POWER CONNECTION. PROJECT NO.: 419.12.

Motion Schank, second Wright to open the public hearing.

AYES: Commissioners Jacobs, Rashid, Schank, Wright, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Rennels

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 existing food pantry to operate a resale shop at 999 Remington Boulevard, Suite F. The subject property comprises approximately four and fifty-six tenth (4.56) acres, is currently zoned B-4 Commercial Urban Development and has an existing forty-six thousand six hundred sixty-seven (46,667) square foot multi-tenant office warehouse building on the property. Access to the subject property is provided via one direct point of access off of

Remington Boulevard in addition to a shared cross access point from Veterans Parkway. The site has adequate parking for the proposed use. Per the Zoning Ordinance, secondhand stores that engage in the business of buying, selling, exchanging or trading secondhand goods are not permitted within the B-4 Zoning District. As such, the applicant is requesting a Special Use Permit to allow a The Resale Connection to operate in collaboration with The Power Connection at 999 Remington Boulevard, Suite F. Per the applicant, the store would sell new and used donated items from residential and retail donors within the community. The objective would be to sustain funding to help support the food pantry services which provide produce, breads and other household staples to those families who need assistance providing sustenance to their households. Per the applicant, the store would initially operate on a limited basis Monday, Tuesday and Thursday with the goal to operate Monday through Saturday from 9:00 a.m. to 7:00 p.m. once fully operational. Per the applicant, the store would be staffed at all times by one (1) full-time manager as well as volunteer workers. The volunteers will help restock and sort items as well as clean the tenant space.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Unit Development to allow The Resale Connection to operate at 999 Remington Boulevard, Suite F, subject to:

1. The Resale Connection shall remain an ancillary use to The Power Connection principal use.
2. The Special Use Permit for The Resale Connection to operate a resale business operation shall expire and shall automatically be revoked if and when The Power Connection vacates the subject tenant space.

DISCUSSION

Commissioner Wright commented that The Power Connection is a wonderful organization and asked if the applicant could speak in regards to the business and the different things they have to offer.

Jerry Basel, Bolingbrook, IL, sworn. Mr. Basel stated that The Power Connection has been around for over nine (9) years. He said it was originally set up because they saw that there were a lot of people having difficulty paying their bills, so they decided to be proactive. He stated that Power stands for Providing Opportunity for Work Education and Retraining. He said they began with a training center for computer classes, commercial Driver's license, and also GED and as time went on they were able to expand. Then they started with a food pantry. He stated the space became available and so they wanted to expand to clothing resale. He went on to say that they are an organization that wants to do all that they can for the community and the surrounding communities without having to depend on government financing, which they have not received. He said it has been through private donations and contributions that have made it possible for them to continue helping. He mentioned that some of the things that this organization offers for the community are computer classes and forklift certification. He said they have one (1) full-time employee, one (1) part-time employee, and around forty (40) volunteers. He also said that the youth is who they help the most; he said they are in close contact with the deans at the High School and all the nurses

and counselors in the school district. He said if there is a student in need of help The Power Connection will do anything in their power to help. He said another thing they want to make sure is that all the students in the area are clothed correctly especially with the weather changes. Mr. Basel stated that the resale part of the operation is so they can continue to provide these services to the community self-sufficiently.

Georgia Gilligan, Bolingbrook, IL, sworn. Ms. Gilligan stated that she is on the Board at The Power Connection. She said that she started a clothing pantry in her basement, then moved into a storage unit, and when Mr. Basel had room in his operation she was able to move there. She stated that they are in touch with all of the social workers and school nurses. She mentioned that all the clothes they give to the students that are in need are clean. She said she works with the homeless youth and the social workers to make sure they get what they need. She said they have made a big impact in the schools and partnering up with a lot of agencies to be able to get that done. She said she has done ten (10) years of research in what happens with resale shops and is glad that this can now get done.

Chairman Fletcher commented that with the struggling economy it is difficult to maintain donations, but also tends to drive need for the clients that are coming to the facility, and asked if they could give them an idea on the increase in need in the food pantry portion of the organization.

Mr. Basel stated that one of the unique things about this food pantry is that they ask for a donation, so as they donate they give to them as well, he said all they require is that they have an Illinois Identification. He said they do not check for their salary or anything like that because some people could have been making thousands of dollars last year and nothing this year. He stated that their main thing is to help people that need help. He said right now the food pantry is giving food to about three thousand (3,000) individuals a month. He said they receive food from local stores. What the stores do is give them food that they cannot sell or the sell by a certain day.

Chairman Fletcher asked what the square footage was for the resale aspect of this organization. Mr. Basel stated that it would be approximately one thousand two hundred (1,200) square feet. Ms. Gilligan stated that they accept donations of any kind including television and things other organizations would not take. She said if they cannot use it they do make sure it gets recycled properly or gets sent somewhere that it will be used. She said they have a gentleman that takes the things they are not able to use in this facility and he takes them to different states where they are put to good use. She also said they are in touch with couple of orphanages so the things that cannot be used here are then sent to them so nothing goes to waste.

Commissioner Schank asked if they take DVD's and electronic games. Ms. Gilligan said that they do.

Mr. Basel stated that if they get computers donated to them that are in good working order they get cleaned and donated to people who are in their computer classes so that they can continue to learn from their home.

Ms. Gilligan added that they are always looking for volunteers to teach the computer classes, for the food pantry, clothing pantry, or volunteer to take some items home to get washed. She also said they have a coat drive and will be putting coat boxes at twenty-two (22) different businesses between Bolingbrook and Romeoville. She mentioned that one of the main drop offs is the Bolingbrook Park District.

Commissioner Rashid questioned how often they offer the computer classes. Mr. Basel stated that the computer classes are given in semesters. He said each class is an hour and half two (2) days a week and each class is for seven (7) weeks. He stated there is a thirty dollar (\$30) registration fee. He said they have four (4) different levels for the computer classes. Commissioner Rashid then asked if the classes were offered in the evening or in the morning. Mr. Basel said they offer both evening and morning classes. Ms. Gilligan added that they also have resume writing and interview classes.

Motion Schank, second Wright to close the public hearing.

AYES: Commissioners Wright, Runge, Schank, Rashid, Jacobs, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Rennels

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

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

AYES: Commissioners Jacobs, Rashid, Schank, Runge, Wright, Chairman Fletcher

NAYS: None

ABSENT: Commissioners Rhoades, Campos, Vice Chair Rennels

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Schank, second Wright to accept Plan Commission reports:

PC 12.30 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

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 Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Fletcher adjourned the meeting at 8:19 p.m.

CHAIRMAN

APPROVED

SECRETARY