

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

CALL TO ORDER

Chairman Fletcher called the meeting to order at 8:01 p.m., Wednesday, November 20, 2013.

ROLL CALL

Present: Commissioners Tim Dombrow, Talat Rashid, Lon Schank, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels, Chairman Russell Fletcher

Absent: Commissioner J.D. Rhoades

Staff: Planning & Zoning Administrator, Nicole Knapp

Press: None

APPROVAL OF MINUTES

None

PUBLIC HEARING

AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN. INDEPENDENT BAPTIST CHURCH, 380 W. BOUGHTON ROAD. APPLICANT: WADE R. JOYER, LORENZINI & ASSOCIATES. PROJECT NO.: 426.13

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

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

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing opened at 8:02 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Residential Development with Variances and Concept Plan to allow for a land swap between two adjoining property owners with associated variances.

The subject site commonly known as 380 W. Boughton, which is occupied by Independent Baptist Church is zoned R-3 Single Family Residential and comprises approximately 19.5 acres. The subject site immediately west is commonly known as 402-406 W. Boughton Road, which consists of three office buildings and is approximately three acres. Access is provided to both sites from Boughton Road. At this time, the two adjoining property owners are taking part in an approximate one acre land swap. Under the Plat Act, the proposed Plat of Subdivision does not require

Village Approval; however, due to the proposed use of the building located at 406 W. Boughton Road and proposed improvements, the applicant is requesting to amend the Special Use Permit.

The applicant feels that the building located at 406 W. Boughton Road would serve as a great multi-purpose building for ancillary uses associated with the church operation. Given that the subject site is zone B-2 Community Retail, religious institutions and/or ancillary uses associated with the operation of a church would not be permitted, as such, the applicant is requesting a Special Use Permit to allow such uses.

The applicant is also proposing to connect the existing parking area located near the main worship building to the existing parking area surrounding the building at 406 W. Boughton Road via a two-way drive isle. As a result of aligning the new drive aisle with the existing drive aisle, a zero foot setback is created along the north property line, as well along the east property line of Parcel 1 in the southeast corner of the property.

RECOMMENDATION

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Residential Development for Independent Baptist Church to use the building commonly known as 406 W. Boughton Road, for ancillary uses commonly associated with religious institutions.

Staff recommends approval of a Concept Plan with a variance to allow zero foot setbacks along the east property line of Parcel 1 and the north property line of Parcel 2 per the attached Concept Layout Plan.

DISCUSSION

Chairman Fletcher asked if the address of the building currently known as 406 W. Boughton Road would change once the applicant took ownership and if the new property known as Parcel 2 would appear before the Plan Commission Members and Village Board of Trustees in the future if they wished to develop the residentially zoned property as commercial.

Ms. Knapp stated that she would have to verify with the Police and Fire Departments regarding the address, but that it would most likely not change since the property has been known as 406 W. Boughton Road for many years. She added that even if the building was re-addressed, it would not have the same address as the main church building. Ms. Knapp also responded that a parking lot expansion for 402 W. Boughton Road would not require a Public Hearing; however, if a commercial type development would be proposed, either a Special Use Permit or rezoning would be requested.

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

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

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried, public hearing closed 8:07 p.m.

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

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

NAYS: None

ABSENT: Commissioner Rhoades

Motion carried.

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Campos, second Schank to accept Plan Commission reports:

PC 13.36 Approval of a Special Use Permit for a Planned Development with
Variances and Final Development Plan. ATI Headquarters, 790
Remington Boulevard. Applicant: Chris Orr, Territorial Investment
Properties, LLC.

Voice Vote: Unanimous.

Motion carried.

CITIZENS TO BE HEARD

None

CHAIR'S REPORT

Chairman Fletcher wanted to commend the Village Staff and Administration for the creativity of the present hearing. He stated that in the many years he has been a resident of Bolingbrook he has heard how the Village is not very favorable to some non-profit organizations and with what was presented tonight he saw a great plan not only to the applicant, but also the community. He said he wanted to thank the Staff for coming up with a very sensible solution. He also wanted to wish everyone a wonderful and safe Thanksgiving.

COMMISSIONER'S REPORT

Commissioner Wright wanted to thank all the Veterans for all their services. He asked if anyone happens to see military veterans or anyone in their uniform to please shake their hand and tell them thank you. He also thanked Commissioner Schank for his service.

PLANNING DEPARTMENT REPORT

None

ADJOURNMENT

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Fletcher adjourned the meeting at 8:11 p.m.

CHAIRMAN

APPROVED

SECRETARY