

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
December 4, 2013**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, December 4, 2013.

**ROLL CALL**

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

Absent: Commissioners Tim Dombrow and Talat Rashid

Staff: Planning & Zoning Administrator, Nicole Knapp

Press: None

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**APPROVAL OF MINUTES**

Motion Vice Chair Rennels, second Runge to approve Minutes of the October 16, 2013, November 6, 2013, and November 20, 2013 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR AUTOMOBILE REPAIR AND SERVICE. ALL TUNE & LUBE MOTOR MATE & TRANSMISSION, 213 S. BOLINGBROOK DRIVE. APPLICANT: ARNIE FERNANDEZ III, ALL TUNE AND LUBE MOTOR MATE. PROJECT NO.: 428.13**

Motion Rhoades, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioner Dombrow and Rashid

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

Planning and Zoning Administrator, Nicole Knapp, presented the request. The applicant is requesting approval of a Special Use Permit for an Automobile Repair Service in order to allow automobile repair and service at 213 S. Bolingbrook Drive. The subject site is currently zoned B-2 Community Retail and is located within Pheasant Hill North Plaza. Access to the subject property is available via one direct entryway off of Bolingbrook Drive to the east as well as shared access with the shopping plaza to the

south. The shopping center has adequate parking for the proposed use. Per the applicant, the services this facility would provide consist of tire changes, oil changes, brake replacement, air filter replacement, tune-ups, AC recharging, direct motor and transmission replacement. Per the applicant, vehicles would not be stored within the parking lot overnight. Direct engines and/or transmission would not be repaired or rebuilt, but rather replaced onsite. The part is shipped to the subject site, then the damaged part is removed and replaced within a 24-hour time period. Per the applicant, the hours of operation would be 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 2:00 p.m. on Saturday and closed on Sunday. The facility would have five employees and add employees as the business grows.

### **RECOMMENDATION**

Staff recommends approval of Special Use Permit for Automobile Repair and Service, commonly known as All Tune and Lube Motor Mate and Transmission, at 213 S. Bolingbrook Drive, subject to the following:

1. Overnight storage of vehicles shall not be allowed outside the building.
2. Any cars stored onsite during business hours shall be currently licensed and operational.

### **DISCUSSION**

None

Motion Runge, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioners Dombrow and Rashid

Motion carried, public hearing closed 8:04 p.m.

Motion Vice Chair Rennels, second Schank to accept the recommendation of Planning Staff.

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

NAYS: None

ABSENT: Commissioners Dombrow and Rashid

Motion carried.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

None

### **APPROVAL OF PLAN COMMISSION REPORTS**

Motion Rhoades, second Schank to accept Plan Commission reports:

PC 13.37 Approval of an 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

Voice Vote: Unanimous.  
Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chairman Fletcher thanked the BCT volunteers for their time and effort. He also wished everyone a happy and healthy holiday season.

**COMMISSIONER'S REPORT**

Commissioner Rhoades invited everyone to visit The Bolingbrook Promenade and enjoy the light show with music between 6:00 p.m. and 10:00 p.m.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Fletcher adjourned the meeting at 8:09 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY