

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
February 16, 2022**

**CALL TO ORDER**

Chairman Ali called the meeting to order at 7:00 p.m., Wednesday, February 16, 2022.

**ROLL CALL**

Present: Commissioners Barrington Tucker, Lon Schank, Inez Flores, Michael Shay, Calvin Wright, Vice Chair Lawrence Cooper, Chairman Ali

Absent: Commissioner Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

Attendees: None

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**APPROVAL OF MINUTES**

Motion Shay, second Flores to approve Minutes of the November 17, 2021 meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**REZONING FROM E-R ESTATE RESIDENCE TO I-1 LIMITED INDUSTRIAL AND SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT. ED JAMES PROPERTY, 11857 W SOUTH FRONTAGE ROAD AND 11865 W. SOUTH FRONTAGE ROAD. APPLICANT: MICHAEL MARTIN, ON BEHALF OF MIDLAND STATES BANK TR#1901 AND CHICAGO TITLE LAND TRUST COMPANY TR#1689. PROJECT NO.: 401.22**

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Vice Chair Cooper and Chair Ali

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing opened at 7:01 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. The applicant is requesting approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial and a Special Use Permit for a Planned Development in order to rezone two existing lots of record, and to allow the existing site conditions and land uses to remain at the property located generally at the southeast corner of Veterans Parkway and W.

South Frontage Road. The applicant is seeking approval of a rezoning for the above-referenced property from E-R Estate Residence to I-1 Limited Industrial, which is part of a petition to annex. Whenever a property is annexed into the Village, it is initially classified as E-R Estate Residence, necessitating a rezoning to a more appropriate zone. In this instance, the appropriate classification is I-1 Limited Industrial since most of the surrounding properties are so zoned. The applicant is also seeking approval of a Special Use Permit in order to allow existing site conditions which include but are not limited to gravel parking lot, non-conforming setbacks and land use, including outdoor storage of trucks/trailers, automobiles and automobile parts, to continue until December 31, 2033 or until the properties are sold or developed, whichever occurs sooner, subject to the approval of the annexation and annexation agreement. The Village agrees that the Owners shall need no further permits from the Village to construct and the Owners agree to install, at the Owner's expense, an eight-foot "stockade" fence before December 31, 2022. The fence would be along the entire front property line to provide screening from the existing property from I-55.

### **RECOMMENDATION**

Staff recommends approval of a Rezoning from E-R Estate Residence to I-1 Limited Industrial for the properties generally located at the southeast corner of Veterans Parkway and W. South Frontage Road, commonly known as the Ed James Property, subject to the approval of the annexation and annexation agreement.

Staff further recommends approval of a Special Use Permit for a Planned Development to allow the existing site conditions and land use, previously mentioned, to continue until December 31, 2033 or until the properties are sold or developed, whichever occurs sooner, subject to the approval of the annexation and annexation agreement.

### **DISCUSSION**

Followed

Motion Tucker, second Vice Chair Cooper to close the public hearing.

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Vice Chair Cooper and Chair Ali

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing closed 7:07 p.m.

### **APPROVAL OF FINDINGS OF FACT**

PC 22.02 Approval of a Rezoning from E-R to I-1, Special Use Permit for a Planned Development and Adoption of Findings of Fact. Project No.: 401.22

Motion Flores, second Wright to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

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

AYES: Commissioners Tucker, Schank, Shay, Flores, Wright, Vice Chair Cooper and Chair Ali

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Ali wished everyone safe travels with the freezing rain. He also wanted to extend his congratulations to the newly appointed Trustee Jean Kelly. He welcomed her to the Administration team and stated she would make a positive impact.

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair, second Wright to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Ali adjourned the meeting at 7:10 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY