

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
April 17, 2019**

**CALL TO ORDER**

Chairman Alexander-Basta called the meeting to order at 8:00 p.m., Wednesday, April 17, 2019.

**ROLL CALL**

Present: Commissioners J.D. Rhoades, Lawrence Cooper, Calvin Wright, Vice Chair Terri Bethune, Chairman Alexander-Basta

Absent: Commissioners Mir Ali, Margaret Hegber, and Rick Campos

Staff: Planning & Zoning Administrator, Matt Eastman

Press: None

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**APPROVAL OF MINUTES**

None

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH A VARIANCE. LOGIM LOVE CENTER, 538 E. BOUGHTON ROAD. APPLICANT: HENRI ANTWI. PROJECT NO.: 404.19**

Motion Bethune, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Cooper, Hegber, Campos

Motion carried, public hearing opened at 8:00 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is requesting the project be continued to the regularly scheduled Plan Commission Meeting of May 15, 2019. During the preparation for the Public Hearing Staff discovered an Ordinance from 1996. The legal team has been alerted of this information and was informed that in the Ordinance a Religious Institution was a permitted use within this building. Once there is clarification of said information at the next meeting Staff may not discuss the use but only a parking variance.

**DISCUSSION**

None

Motion Schank second Rhoades to continue the public hearing to May 15, 2019.

AYES: Commissioners Schank, Rhoades, Wright, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Cooper, Hegber, Campos

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

**TEXT AMENDMENT TO THE ZONING ORDINANCE. ARTICLE 4, PART 5: UD UTILITY DISTRICT. APPLICANT: VILLAGE OF BOLINGBROOK. PROJECT NO.: 409.19.**

Motion Bethune, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Cooper, Hegber, Campos

Motion carried, public hearing opened at 8:05 p.m.

Planning and Zoning Administrator, Matt Eastman, presented the request. Staff is proposing amendments to Article 4 to add a new Part 5, as well as to the text of Article 3, Section 3-302 of the Zoning Ordinance for the purposes addressing electric utility right-of-way located in the Village by creating a new zoning district commonly known as Utility District. Staff is proposing changes to the Zoning Ordinance with respects to creating and adding language to create a new zoning district known as the Utility District and remove language in order to keep consistency with the proposed Utility District.

**RECOMMENDATION**

Staff recommends approval of the proposed amendments to the Zoning Ordinance.

**DISCUSSION**

None

Motion Schank second Rhoades to close the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Campos

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

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

AYES: Commissioners Schank, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Campos

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 19.13 Approval of a Text Amendment to the Zoning Ordinance and Adoption of Findings of Fact. Project No.: 409.19

Motion Schank, second Cooper to accept the Findings of Fact.

Voice Vote: Unanimous

Motion carried.

**REZONING FROM E-R ESTATE RESIDENCE, R-3 SINGLE FAMILY RESIDENCE AND I-1 LIMITED INDUSTRIAL TO UD – UTILITY DISTRICT ELECTRIC UTILITY RIGHT-OF-WAY. APPLICANT: VILLAGE OF BOLINGBROOK / COMED. PROJECT NO.: 410.19**

Motion Bethune, second Schank to open the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Campos

Motion carried, public hearing opened at 8:09 p.m.

Planning and Zoning Administrator, Matt Eastman presented the request. The Village of Bolingbrook is requesting approval of a Rezoning from E-R Estate Residence, R-3 Single Family Residence and I-1 Limited Industrial to UD Utility District for the purposes of rezoning the 11 properties currently within the Village's jurisdiction and four additional properties following annexation, in order to allow existing site conditions and land uses to remain. The overall acreage is approximately 114.2 acres. The Village is seeking approval of a rezoning for a rezoning for multiple properties from E-R Estate Residence, R-3 Single Family Residence and I-1 Limited Industrial to UD Utility District, 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, eventually necessitating a rezoning to a more appropriate zone upon Staff's review. In this instance, the appropriate classification is UD Utility District, since the properties are developed as part of the electric utility (ComEd) right-of-way.

### **RECOMMENDATION**

Staff recommends approval of a rezoning from E-R Estate Residence, R-3 Single Family Residence and I-1 Limited Industrial to UD Utility District for multiple properties and commonly referred to as the electric utility right-of-way, subject to the approval of the annexation and annexation agreement.

### **DISCUSSION**

Commissioner Bethune questioned if this request also included the parcels at 115<sup>th</sup> Street and 119<sup>th</sup> Street.

Mr. Eastman stated that those utility lines not buried along Weber Road right-of-way were owned and maintained by the Village of Bolingbrook, that this rezoning is only addressing the pieces of land owned by ComEd.

Motion Wright second Schank to close the public hearing.

AYES: Commissioners Schank, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Campos

Motion carried, public hearing closed 8:11 p.m.

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

AYES: Commissioners Schank, Rhoades, Wright, Cooper, Vice Chair Bethune, Chair Alexander-Basta

NAYS: None

ABSENT: Commissioners Ali, Hegber, Campos

Motion carried.

**APPROVAL OF FINDINGS OF FACT**

PC 19.14 Approval of a Rezoning from E-R Estate Residence, R-3 Single Family Residence, I-1 Limited Industrial to UD Utility District and Adoption of Findings of Fact. Project No.: 410.19

Motion Schank, second Wright to accept the Findings of Fact.  
Voice Vote: Unanimous  
Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chair Alexander-Basta said it was a pleasure to serve in the Plan Commission and would miss everyone.

**COMMISSIONER'S REPORT**

Commissioners Schank and Bethune congratulated Chair Alexander-Basta on her new position as Village Trustee.

**PLANNING DEPARTMENT REPORT**

Mr. Eastman also congratulated Chair Alexander-Basta and said it was very nice to work with her and looks forward to continue to work together.

**ADJOURNMENT**

Motion Rhoades, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Alexander-Basta adjourned the meeting at 8:14 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY