AGENDA
BOLINGBROOK PLAN COMMISSION
March 3, 2010

1. CALL TO ORDER: Chair: Robert Cawthon, Jr.

2. ROLL CALL: Vice Chair: Mary Rennels
Commissioners: Rick Campos, Ronald Elliott
Greg Jacobs, Talat Rashid, J.D. Rhoades
Libby Runge and Calvin Wright

3. APPROVAL OF MINUTES: February 3, 2010

4. PUBLIC HEARINGS: CONTINUED TO APRIL 7, 2010
Text Amendment to the Zoning Ordinance Articles 5, 6, and 15
Applicant: Bolingbrook Community Development Department
Project No. 420.09
Staff Presenter: Nicole Knapp
Continued from February 3, 2010

Text Amendment to the Zoning Ordinance Article 4, Part 2
Outdoor Display of Merchandise Goods
Applicant: Bolingbrook Community Development Department
Project No. 400.10
Staff Presenter: Nicole Knapp

Special Use Permit for a Planned Development with Variances and Final Development Plan
MacNeil Automotive Products, Ltd., 841 Remington Boulevard
Applicant: MacNeil Real Estates Holdings, LLC
Project No. 401.10
Staff Presenter: Nicole Knapp

5. NEW BUSINESS:

6. OLD BUSINESS:

7. APPROVAL OF PLAN COMMISSION REPORTS:

PC 10.01 Approval of a Special Use Permit for a Planned Development with Variances, Final Development Plan, and Final Plat of Subdivision, Northeast Corner of Boughton Road & I-355, Boughton Woodward Commercial Center, Applicant: Gallagher & Henry, Project No. 439.07

PC 10.02 Approval of a Special Use Permit for a Planned Commercial Development with Variances and Final Development Plan, 830 E. Boughton Road, Costco Wholesale, Applicant: TJ Design Strategies, Ltd., Project No. 417.09

8. CITIZENS TO BE HEARD:

9. CHAIR'S REPORT:

10. COMMISSIONER'S REPORT:

11. PLANNING DEPARTMENT REPORT:

12. ADJOURNMENT:

A REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF BOLINGBROOK
March 3, 2010

CALL TO ORDER

Chairman Robert Cawthon called the meeting to order at 8:03 p.m., Wednesday, March 3, 2010.

ROLL CALL

Present: Commissioners Greg Jacobs, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels

Absent: Commissioners Talat Rashid and Ronald Elliott

Staff: Director of Community Development, Dennis Kowalczyk; Planning and Zoning Administrator, Nicole Knapp; and Assistant Village Engineer, Tom Pawlowicz

Press: None

APPROVAL OF MINUTES

Motion Rhoades, second Vice Chair Rennels to approve Minutes of the February 3, 2010, meeting of the Plan Commission.

Voice Vote: Unanimous
Motion carried.

PUBLIC HEARING

TEXT AMENDMENT TO THE ZONING ORDINANCE ARTICLES 5, 6, AND 15. APPLICANT: VILLAGE OF BOLINGBROOK, COMMUNITY DEVELOPMENT DEPARTMENT, PROJECT NO. 419.09

Motion Jacobs, second Wright to open the public hearing.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliott
Motion carried, public hearing opened at 8:04 p.m.

Chairman Cawthon asked for a motion to continue the Public Hearing to the April 7, 2010, meeting of the Plan Commission.

Motion Rhoades, second Wright to continue the public hearing to the April 7, 2010 meeting of the Plan Commission.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
Absent: Commissioners Rashid, Elliott

TEXT AMENDMENT TO THE ZONING ORDINANCE ARTICLE 4, PART 2, OUTDOOR DISPLAY OF MERCHANDISE GOODS, APPLICANT: BOLINGBROOK COMMUNITY DEVELOPMENT DEPARTMENT, PROJECT NO. 400.10

Motion Vice Chair Rennels, second Jacobs to open the public hearing.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliott
Motion carried, public hearing opened at 8:07 p.m.

Planning and Zoning Administrator, Nicole Knapp, presented the request. The Planning and Zoning Division is proposing an amendment to allow outdoor display of merchandise goods such as seasonal merchandise, retail equipment, rental equipment, and landscape materials to augment sales for retailers. If approved, the current ordinance would read as follows:

All business, servicing, storage and display of goods, including bedding plants and flowers in season may be displayed outside of the principal structure provided that their location does not interfere with adequate and safe pedestrian and vehicular ingress and egress.

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

DISCUSSION
None

Motion Runge, second Vice Chair Rennels to close the public hearing.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliott
Motion carried public hearing closed at 8:08 p.m.

Motion Rhoades, second Jacobs to accept the recommendation of Planning Staff.
AYES: Commissioners Campos, Wright, Runge, Rhoades, Jacobs Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliot
Motion carried.

SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN, MACNEIL AUTMOTIVE PRODUCTS, 841 REMINGTON BOULEVARD, APPLICANT: MACNEIL AUTOMOTIVE REAL ESTATES HOLDINGS, LLC. PROJECT NO. 401.10

Motion Wright, second Runge to open the public hearing.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliott
Motion carried, public hearing opened at 8:10 p.m.

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant wishes to build a large building and parking lot expansion with associated variances. The property is five and four tenths (5.4) acres, it is zoned O-1 Limited Office, and is currently developed with a thirty-three thousand (33,000) square foot office/warehouse building. The applicant is proposing an eighteen thousand four hundred (18,400) square foot, two (2) story office addition, and a sixty-two thousand four hundred (62,400) square foot warehouse addition. The office addition would be located at the northwest corner of the existing structure, and the warehouse addition would be located south of the existing structure. As part of the improvements the parking spaces would be expanded both in a north and south direction. As a result of the parking lot expansion the applicant is proposing an underground storm water detention system. The current public improvements such as public sidewalks, and parkway trees would not be altered with the proposed construction. The applicant would normally be required to build a three (3) foot high berm, irrigation system, and associated plant material within the yards adjacent to Remington Boulevard and Territorial Court; however due to the large mature trees within these areas staff's not requesting a berm or irrigation system be installed. Staff has requested that the applicant install additional plant material in order to bring the front and corner side yards up to code with respect to tree/shrub ratio.

The variance requested is to increase the allowable lot coverage. The Zoning Ordinance requires that in an O-1 Zoning District all buildings and structures shall not cover more than thirty (30) percent of the lot. The applicant is requesting to increase the maximum lot coverage to forty-eight (48) percent. Remington Lakes Business Park functions as an I-1 Zoning District, which does not regulate lot coverage, but since the underlying Zoning is O-1, the O-1 regulations are applicable. Staff surveyed the surrounding properties and found that most properties near the applicant's site have lot coverage forty (40) to forty-four (44) percent. Staff supports the variance since all required setbacks, detention, and open space requirements would be met. In addition, as a condition of the approval staff requested in the February 19, 2010, review letter that seventeen (17) additional trees be planted along the west and south sides of the new warehouse addition to help break up the monotony of the neighboring properties.

RECOMMENDATION

Staff recommends approval of a Special Use Permit for a Planned Commercial Development with variances to increase the allowable lot coverage to forty-eight (48) percent. Staff also recommends approval of a Final Development Plan if the applicant addresses all of the comments from the review letter dated February 19, 2010, and the review and approval from the Director of Public Works and Engineering, and the Director of Community Development.

DISCUSSION

Commissioner Wright requested the staff elaborate more on the underground detention. Engineer Pawlowicz said that this property currently has two (2) above ground detention ponds, one (1) large pond along Remington Boulevard and a smaller pond on the southeast part of the property. He stated that the applicant is requesting to fill the two (2) ponds and replace them with an underground detention system, which is basically a series of concrete vaults. The vaults would bring the entire property up to code. Commissioner Wright asked if there was an overflow to the vaults. Engineer Pawlowicz stated that the whole property would have overland flood routes so if the vaults were to overflow the water would continue to flow over land downstream before it would damage the building or get too deep in any of the parking lots.

Terry Yormark, owner of Illinois Paper Co., 6 Territorial Court, sworn. Mr. Yormark stated his concern centers on water detention, overflow, and flooding. Mr. Yorkmark said he has a lot of

problems with flooding in his dock area, after complaining to the Engineering Department several years ago, Engineer Pawlowicz discovered the outflow pipe had been miscalculated and undersized. The pipe since then has been changed into a much larger pipe increasing the outflow approximately fifty (50) percent although according to Mr. Yormark the pond still overflows. Mr. Yormark had three (3) suggestions to help with the flooding: keep at least one (1) above ground detention pond at 841 Remington Boulevard, raise the baffle or outflow pipe several feet in the vault, and increase the size of the his outflow pipe allowing the extra water to exit to the pond faster not putting pressure on his storm sewer to flood out the docks.

Engineer Pawlowicz, addresses Mr. Yormark's points. He stated that when it rains the water needs a place to go that is why there are retention ponds. If a pond is above ground and lined with grass or below ground it doesn't matter from a storm water perspective, what matters is the volume of the water to go. Evaporation in this part of the region is about a quarter (¼) inch between storms. The second point that Mr. Yormark mentioned was putting up the outlet pipe about half (½) way up the vault instead of at the bottom. If that is done the first time it rains the vault will fill up and the second time it rains the vault would already be full so then it will overflow. When a vault has half of its capacity the outlet pipe needs to be at the bottom to allow more water to be retained. When you look at a pond you have to look at everything that is upstream of you, and size of a pond to provide detention for your property and size of outlet pipe to bypass all of the other properties, which naturally get drained onto your property. Mr. Yormark's truck dock was designed to have water in it on occasion. Mr. Yormark stated that when his retention pond was designed the engineer didn't foresee MacNeil Automotive building such a big building with extra parking.

Chair Cawthon understands Mr. Yormark's concerns and asked Engineer Pawlowicz what he recommends can be done for Mr. Yormark. Do you raise the ground, berm it, or make the water go elsewhere? Maybe force it into the street. Engineer Pawlowicz responded that more impervious means their detention pond is bigger because it is designed to take the extra water from the extra concrete.

Commissioner Runge asked about making the vault larger, about twenty (20) percent larger to give Mr. Yormark assurance that there is more space or extra space for the water. Chair Cawthon also stated that Mr. Yormark has a point about the engineer who designed his property not foreseeing such a big development.

Engineer Pawlowicz said the pond was designed fifteen (15) years ago. The pattern of land use in that area has not changed from the very beginning; if the calculation would be taken out today they would be very close to what is out there. There are pretty intensive land uses about seventy to ninety (70-90) percent lot coverage's. No one ever envisioned a high percentage of green space out there.

Chair Cawthon said that Mr. Yormark gave three (3) recommendations and he asked Engineer Pawlowicz in his judgment are any one of those recommendations achievable. Engineer Pawlowicz said he doesn't believe there will be a problem when all this is said and done. He stated that if Mr. Yormark has any more problems he would be more than happy to come out again and help him with the problems.

Chair Cawthon said he thinks Mr. Yormark has had a problem pre-development, and if Mr. Yormark has a problem now then he definitely will have a problem afterwards. He questioned if it make sense to keep at least one (1) above ground pond, at the expense of parking or does Commissioner Runge's comment to raise the size of the vault make sense.

Director of Community Development, Dennis Kowalczyk stated that due to the size of the addition, parking could not be sacrificed

Commissioner Campos asked if there is a difference between an above ground or below ground detention. Engineer Pawlowicz said it doesn't matter if it is above ground or below ground detention; it is the volume that matters. Commissioner Campos said detention ponds hold water, for a period of time before it dissipates. Where does that water go when it dissipates? Engineer Pawlowicz answered there are pipes that go both into the pond and out of the pond; typically one (1) pipe is leading into the pond and all the other ones are going out of the pond. Wherever the property naturally drains you mimic that when you develop a property and you continue to send the storm water that same direction. Commissioner Campos asked if a pond is like a bowl would it be benefited if it was bigger than the code requires. Engineer Pawlowicz said if a pond is bigger than the code requires, in order to fill the pond during a storm you would have to choke down the outlet pipe and make it smaller so the water left the pond at a slower rate. Commissioner Campos said if nothing gets done to the outlet pipe and you make the pond bigger, it will still dissipate at the same rate. Engineer Pawlowicz answered affirmatively. Commissioner Campos said if the vault is increased in size there will be no effect on dissipating the water quicker or faster. Engineer Pawlowicz said it wouldn't have an effect unless a smaller outlet pipe would be installed.

Vice Chair Rennels asked if the pond would hold the water longer and release it slower. Engineer Pawlowicz said if a bigger pond and a smaller outlet pipe would get installed then yes it would hold the water longer. The state of the industry is if it is designed for a one hundred (100) year storm for a detention, which is what MacNeil Automotive has done, the Village code is pretty much the state of the industry, and they meet it.

Mr. Yormark said this problem has nothing to do with a one hundred (100) year storm, every spring, fall, or winter there is a problem, and it is not built to hold for a one hundred (100) year storm, this is happening periodically. Engineer Pawlowicz told Mr. Yormark that if the problem continues to occur he would be happy to come out. He also stated if MacNeil development causes Mr. Yormark a problem that in his honest opinion it would not be that MacNeil has done something wrong; it is that there is something not right with Mr. Yormark's pond. Mr. Yormark asked why wait a year or two (2), to say there is a problem, why not increase the size of the pipe going out of the pond to the other side of Veterans Parkway. Engineer Pawlowicz said that Mr. Yormark is asking the applicant to spend a lot of money when their site completely meets code. He also stated that everything MacNeil is doing should not cause him a problem. Engineer Pawlowicz said he can take a look at Mr. Yormark's pond, and see if there is something not correct in his pond, as it should have anticipated all the upstream development when it was built.

Commissioner Jacobs asked if the ponds that are there now are just to catch the water from the parking areas or does all the land in the back of the building drain into the back ponds. Engineer Pawlowicz said there are two (2) ponds on MacNeil's site and when the original building was built obviously a lot of vacant land for future development remained. The ponds were sized with the anticipation that one day there would be an addition to the existing building. Commissioner Jacobs asked if the water on the ground doesn't soak into the ground it runs into the ponds. Engineer Pawlowicz answered affirmatively. Commissioner Jacobs asked if the vault that is being suggested is the same as the volume of the pond now. Engineer Pawlowicz said it is slightly bigger. The vault is designed by our current code which is a little bit stronger than the codes that were in place when the original building was built. Commissioner Jacobs said the code now would be to control the flow out of those ponds or the vault to be the same

outflow the pond has now. Engineer Pawlowicz stated that the outflow rate would be the same or less.

Mr. Yormark said to think about what was just said. That the vault is a little bigger than the ponds currently there, they are eliminating the ponds, but adding almost two (2) acres of parking and building what they didn't have before, with the runoff and the overflow with no ground to absorb it.

Director of Community Development, Dennis Kowalczyk stated that this matter was not going to get resolved at the meeting and he suggests the Commissioners move on. He said what needs to be done is to take a closer look at the calculations and the testimony that was just brought up and try to work something out beyond this because going back and forth was getting them nowhere. He stated that what Mr. Yormark said was understood, appreciated, and that they will not be insensitive to what he was going through, or what he anticipates to go through. Mr. Kowalczyk said he is not very convinced that anything will happen, but says it obviously could happen. He said everyone is aware of his concerns and the Village has had a record and a history of taking a look at the concerns of businesses, residents, and everyone else in the community when they have a problem in this case storm water management if this project goes through, to fruition.

Mr. Yormark said if MacNeil has nothing to do with his pond, and his outflow, he doesn't see any problem on increasing the pipe going out. Mr. Kowalczyk said that those are calculations, inspections, and things that cannot be solved in the meeting.

Chair Cawthon asks to hear from the applicant's engineer.

Jon Green, from Engineering Resource Associates, Warrenville, IL, sworn, stated he was going to summarize the key facts relating to the detention and summarize some numbers that can be appreciated. The existing site as it was approved and constructed stores one and two tenths (1.2) acre feet of total detention volume and the proposed site will store two and forty-four tenths (2.44) acre feet of storm water detention, which is clearly over a two hundred (200) percent increase in total storage volume. The project was initially developed approximately fifteen (15) years ago, the codes have changed and they have become more restrictive. Secondly, he stated that they are more than doubling the amount of storm water volume on the property. Chair Cawthon asked if the amount of runoff due to lot coverage would still remain on MacNeil's property. Mr. Green said that was correct, the runoff would remain on the property, which would be the reason why they would double the size of the storage volume on the property. The release rate will not increase, but the storage would. That is the reason for the additional vault volume to account for the additional development on the property.

Commissioner Campos would like confirmation from Engineer Pawlowicz on what was said by Mr. Green. Engineer Pawlowicz said the proposed numbers that were mentioned are correct, he stated when plans were reviews he was strictly comparing them to the current code; he would have to check after the fact to compare the numbers that Mr. Green mentioned.

Chair Cawthon asked Mr. Green to explain what an acre foot is. Mr. Green explained that an acre foot is equivalent to forty-three thousand five hundred and sixty (43,560) cubic feet, which is equivalent to an acre of land with one (1) foot deep of water storage over it and MacNeil is proposing two and forty-four tenths (2.44) acre feet.

Chair Cawthon asked how much rain and time of normal rain would it take to generate that kind of storage. Mr. Green said approximately seven and a half (7½) inches per hour for a full

twenty-four (24) hours straight. Commissioner Campos asked how long it would take the water to dissipate to zero (0) once it gets full. Mr. Green said a couple of days.

Motion Rhoades, second Vice Chair Rennels to close the public hearing.
AYES: Commissioners Jacobs, Rhoades, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon
NAYS: None
ABSENT: Commissioners Rashid, Elliott
Motion carried public hearing closed at 8:50 p.m.

Motion Rhoades, second Jacobs to accept the recommendation of Planning Staff.
AYES: Commissioners Campos, Wright, Rhoades, Jacobs Vice Chair Rennels, Chairman Cawthon
NAYS: Commissioner Runge
Motion carried.

NEW BUSINESS
None

OLD BUSINESS
None

APPROVAL OF PLAN COMMISSION REPORTS

Motion Jacobs, second Campos to accept Plan Commission reports:

PC 10.01 Approval of a Special Use Permit for a Planned Commercial Development with Variances, Final Development Plan, and Final Plat of Subdivision – Boughton Woodward Commercial Center, Applicant: Gallagher & Henry, Project No. 439.01
PC 10.02 Approval of Special Use Permit for a Planned Commercial Development with Variances and Final Development Plan – Costco Wholesale 830 E. Boughton Road, Applicant: TJ Design Strategies, LTD, Project No. 417.09

Voice Vote: Unanimous.
Motion carried.

CITIZENS TO BE HEARD
None

CHAIR'S REPORT
Chair Cawthon spoke regarding the local girls high school basketball team, going to the semi-finals of the Illinois State Championship, in Bloomington, Illinois. He asks everyone for their support.

COMMISSIONER'S REPORT
Commissioner Runge spoke regarding students attending the meeting, and is glad to see that they are there to learn more about the local government.

PLANNING DEPARTMENT REPORT
Director of Community Development Dennis Kowalczyk, spoke regarding the ten (10) year Census that is about to begin, pursuant to the United States Constitution the Federal

Government is mandated to conduct a Census of the population every ten (10) years. The original Founding Fathers put this into the Constitution in order to allocate the number of seats that the State would allocate for the United States House of Representatives per State. Over time the Census evolved into the distribution of billions of dollars in Federal and State taxes which are rebated back to the communities and States within the United States. The questionnaire will have ten (10) questions. The Census Bureau will be sending them out to every household in the Village of Bolingbrook, which will be arriving between March 15, and March 17. The Village is asking for the cooperation of everyone in filling out the questionnaire. A complete count would mean millions of dollars to the Village of Bolingbrook.

ADJOURNMENT

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous
Motion carried.

Chairman Robert Cawthon Jr. adjourned the meeting at 9:00 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY