

**A REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BOLINGBROOK – FEBRUARY 24, 2015**

**CALL TO ORDER**

The Regular Meeting of the Mayor and Board of Trustees of the Village of Bolingbrook was called to order at the hour of 8:00 p.m., February 24, 2015, in Bolingbrook, Illinois, by Deputy Leroy Brown. Mayor Claar was not in attendance.

**PLEDGE OF ALLEGIANCE**

Deputy Mayor Brown requested Veterans in attendance from VFW Post 5917 lead the Pledge of Allegiance to the Flag.

**ROLL CALL**

Village Clerk, Carol Penning, called the roll. Present were: Trustees Leroy J. Brown, Michael T. Lawler, Ricardo Morales, Joseph B. Morelli, Patricia E. Schanks and Maria A. Zarate

Absent: Mayor Roger C. Claar

Also present were: Village Clerk – Carol S. Penning, Village Attorney - James Boan, Public Safety Director – Tom Ross, Finance Director – Rosa Cojulun, Director of Public Services & Development – Lucas Rickelman

Absent: None

Representing the press: Geoff Ziezulewicz - Chicago Tribune

**JOURNAL OF PROCEEDINGS**

Motion Morales, second Schanks to approve the minutes of the February 10, 2015, Village Board meeting as submitted by the Village Clerk.

Voice vote. Motion carried.

**APPROVAL OF AGENDA/ADDITIONS**

There were no additions or corrections to the agenda.

Motion Morales, second Lawler to approve the agenda as submitted.

Voice vote. Motion carried.

**APPROVAL OF APPOINTMENTS/PROMOTIONS**

None

**PROCLAMATIONS**

SEVERE WEATHER PREPAREDNESS WEEK, Sunday, March 1st through Saturday, March 7th, 2015: Deputy Mayor Brown declared Sunday, March 1st through Saturday, March 7th, 2015, SEVERE WEATHER PREPAREDNESS WEEK and urged residents to learn as much as they could about preparing for any disaster to prevent loss of life. Lieutenant Troy Kirch of the Bolingbrook Fire Dept. accepted the proclamation.

VFW POST 5917 PUBLIC SERVICE AWARDS: Commander of VFW Post 5917, Bob Adami, VFW Illinois State Commander, John Davin, and other officers of VFW Post 5917 were present to help with the awards. Public Service Director, Tom Ross, and Director of Public Services & Development, Lucas Rickleman, presented the awards to the person(s) from their department. Winners were:

- Officer Steven Ficek, Police Department
- Firefighter/Paramedic Jason Magruder, Fire Department
- Kevin Engel, Forester, Public Services Department

**BILL APPROVAL**

Motion Schanks, second Zarate to approve expenditures submitted as Bill Listing A - Payables in the amount of \$1,437,665.87 and Bill Listing B - Pre-pays in the amount of \$293,931.77 totaling \$1,731,597.64. (Copies would be available in the Finance Dept. and Clerk's Office.)

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**TAX RECEIPTS:**

1. November, 2014 State Income Tax - \$597,643.37 (November, 2013 State Income Tax - \$674,072.99) – an 11.3% Decrease
2. December, 2014 Sales Tax - \$2,550,104.30 (December, 2013 Sales Tax - \$2,429,224.48) – a 5.0% Increase
3. December, 2014 Motor Fuel Tax - \$173,632.47 (December, 2013 Motor Fuel Tax - \$161,777.05) – a 7.3% Increase

**RESOLUTIONS**

**RESOLUTION 15R-007**

**APPROVING PURCHASE OF 2015 CHEVROLET SILVERADO PICK-UP TRUCK FROM ADVANTAGE CHEVROLET FOR USE IN THE FIRE DEPARTMENT**

Motion Lawler, second Morales to adopt a resolution approving the purchase of a 2015 Chevrolet Silverado Pick-Up Truck from Advantage Chevrolet for use by the Fire Department.

This resolution authorized the purchase of a 2015 Chevrolet Silverado Pick-Up Truck. The vehicle will replace a 2008 van. The vehicle has 4-wheel drive and will be able to have a plow attached to assist in snow removal around the fire stations. The vehicle will also be used by the Battalion Chief. The existing van will become a reserve vehicle. The purchase was through the State Joint Purchase Program and was available through Advantage Chevrolet. The purchase price was \$40,404, which was \$10,404 over budget. The overage will be transferred from the Fire Department Vehicle Equipment Account to the Vehicle Acquisition Account. The Public Safety Committee reviewed the purchase and recommended approval.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**RESOLUTION 15R-008**

**FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE**

Motion Schanks, second Morales to adopt a resolution for Maintenance of Streets and Highways by a Municipality under the Illinois Highway Code.

This resolution adopted the Village's 2015-2016 Motor Fuel Tax Budget. IDOT required that it be approved by the Village and the Regional Engineer prior to May 1st. The proposed budget was \$2,692,007. This was \$268,557 higher (11%) than last year's budget of \$2,423,450. The increase was mainly attributable to the increased cost of road salt.

The budget consisted of:

Snow and Ice Removal	\$1,042,641.00
Drainage Maintenance	119,775.00
Pavement Maintenance	359,575.00
Sign Maintenance	137,250.00
Electric Maintenance	454,016.00
Tree Maintenance	153,750.00
Sidewalks	250,000.00
Pavement Marking & Striping	<u>175,000.00</u>
TOTAL:	\$2,692,007.00

This budget was incorporated into the Village's 2015-2016 Fiscal Budget.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**ORDINANCES**

**PC 15-02**

**APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, ANDREWS STAFFING, 595-C N. PINECREST ROAD; ASHLEY MILLAN, ANDREWS STAFFING, APPLICANT**

Motion Morales, second Zarate to accept Plan Commission Report PC 15-02 approving a Special Use Permit for a Planned Unit Development, Andrews staffing, 595-C N. Pinecrest Rd.; Ashley Millan, Andrews Staffing, Applicant.

Voice vote. Motion carried.

**ORDINANCE 15-005**

**APPROVING SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT – ANDREWS STAFFING (595-C N. PINECREST ROAD)**

Motion Morelli, second Lawler to pass an ordinance approving a Special Use Permit for a Planned Unit Development - Andrews Staffing (595-C N. Pinecrest Rd.).

The Applicant, Ashley Millan, from Andrews Staffing, sought a Special Use Permit for a Planned Unit Development to operate a staffing agency in 1,786 sq. ft. of space at 595-C North Pinecrest (southwest corner of Pinecrest and Boughton). Non-sales tax generating businesses were required to obtain a Special Use Permit to locate in commercially zoned districts. The Plan Commission reviewed the Special Use request and recommended approval.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**PC 15-03**

**APPROVAL OF A REZONING FROM B-3 HIGHWAY COMMERCIAL TO I-1 LIMITED INDUSTRIAL, SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN, VETERAN LAKES BUSINESS PARK (a/k/a LASKY PROPERTY), 990 VETERANS PARKWAY; JAMES LOVE, DISTRIBUTION REALTY GROUP, LLC, APPLICANT**

Motion Morales, second Zarate to accept Plan Commission Report PC15-03 for approval of a rezoning from B-3 Highway Commercial to I-1 Limited Industrial, Special Use Permit for a Planned Industrial Development with variances and Concept Plan, Veterans Lakes Business Park (a/k/a Lasky Property), 990 Veterans Parkway; James Love, Distribution Realty Group, LLC, Applicant.

Voice vote. Motion carried.

**ORDINANCE 15-006**

**APPROVING ZONING MAP AMENDMENT, SPECIAL USE PERMIT FOR PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES AND CONCEPT PLAN – JAMES LOVE, DISTRIBUTION REALTY GROUP, LLC (990 VETERANS PARKWAY)**

Motion Schanks, second Lawler to pass an ordinance approving a Zoning Map Amendment, Special Use Permit for a Planned Industrial Development with variances and Concept Plan; James Love, Distribution Realty Group, LLC (990 Veterans Pkwy.).

The applicant, James Love, d/b/a Distribution Realty Group, LLC), sought approval of a Special Use Permit for a Planned Industrial Development with nine (9) variances and Concept Plan. The applicant also sought to rezone the subject property from B-3 Highway Commercial to I-1 Limited Industrial. The property consists of ±11.133 acres at the northeast (9.997 acres) and southeast corners (1.136 acres) of Crossroads and Veterans Parkway. The property was currently used for outdoor truck/trailer storage, had eight (8) cell towers and a 5,500 sq. ft. metal “pole building”.

The applicant proposed to develop a 182,875 sq. ft. precast distribution building. This property was developed under county jurisdiction prior to annexation in 1996. The existing zoning and uses are not consistent with the Village’s Comprehensive Plan for the area. Surrounding properties located in the Village were zoned Industrial (I-1). The Plan Commission reviewed the plans and recommended approval.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**PC 15-04**

**APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, FAMILY EYE CARE OF BOLINGBROOK, 310 S. WEBER ROAD; ROBERT QUINN, ATTORNEY ON BEHALF OF FAMILY EYE CARE OF BOLINGBROOK/FRANKEL BUILDING LLC, APPLICANT**

Motion Morales, second Zarate to accept Plan Commission Report PC 05-04 for approval of a Special Use Permit for a Planned Unit Development, Family Eye Care, 310 S. Weber Rd.; Robert Quinn, Atty. on behalf of Family Eye Care of Bolingbrook/Frankel Building LLC, Applicant.

Voice vote. Motion Carried.

**ORDINANCE 15-007**

**APPROVING SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT – FAMILY EYE CARE OF BOLINGBROOK/FRANKEL BUILDING LLC (310 S. WEBER ROAD)**

Motion Morelli, second Lawler to pass an ordinance approving a Special Use Permit for a Planned Unit Development for Family Eye Care of Bolingbrook/Frankel Building LLC (310 S. Weber Rd.).

The 3,635 sq. ft. building at 310 S. Weber Road (northeast corner of Weber and Chanticleer) formerly housed Citizens Financial Bank. The building has been vacant for at least eighteen (18) months. Robert Quinn, on behalf of Family Eye Care and Frankel Building LLC, sought approval of a Special Use Permit for a Planned Unit Development to allow an eye care/medical office to operate at this location.

Family Eye Care was currently located in the Maple Park Plaza and would be relocating. The property was zoned B-2 Community Retail. Non-sales tax generating businesses were required to acquire a Special Use Permit to operate in commercially zoned districts. The Plan Commission reviewed the request and recommended approval.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**ORDINANCE 15-008**

**APPROVING DEVELOPMENT AGREEMENT (DISTRIBUTION REALTY GROUP LLC)**

Motion Lawler, second Morales to pass an ordinance approving a Development Agreement (Distribution Realty Group LLC).

This Development Agreement was between the Village and James Love (d/b/a Distribution Realty Group LLC) concerning the property at 990 Veterans Parkway (refer to Ord. 15-006). The property consists of ±11.133 acres and was originally developed under the Will County Zoning and Building Code. The property was being used for outdoor truck/trailer storage and has a metal “pole building” on it. The County also approved a cluster of eight (8) cell towers on

the site. The Village annexed this property in 1996. Since annexation, the Village inherited several problems caused by the owner and County approvals. These include:

1. Drainage: The owner had built a detention area without an outlet. The pond overflows and floods adjacent properties in times of heavy rain.
2. The owner had raised portions of the site without providing drainage or storm water detention.
3. Unpermitted dumping of dirt has gone on for years without compacting.

At best, the appearance of this property was an “eyesore”. Cleaning up this corner was a Village priority. The Village was working with Will County Code Enforcement to get the adjacent property cleaned up as well. In addition to its “ugly” appearance and the development issues, there were other constraints regarding this property:

1. Major soil movement and compaction will be needed. There were significant drainage issues to resolve.
2. The property was irregularly shaped due to the angles created by Veterans Parkway, ComEd High Tower Lines, gas pipelines and the cell towers.
3. This property is a “high profile” location at the entrance to Bolingbrook and the Village would like any new building to have an attractive exterior appearance.

After months of negotiations and discussions, the parties agreed on a plan that would redevelop the property to get rid of the existing land uses and replace the existing structure with a precast distribution building. The new building will be attractive and put the property on the tax rolls at a much increased assessed value. All of these issues increased the cost of the project to a point where it wasn’t cost effective. To accomplish all of the aforementioned goals, the Village felt that some financial assistance was warranted to resolve all the issues.

This ordinance agreed to waive the Village’s, Community Development, Engineering and Building fees. The cost would not exceed \$131,000. There was a road/street lighting recapture in the amount of \$56,000 that the developer will pay to the Village. This ordinance approved the Development Agreement.

Trustee Morales felt that the property would be a welcome addition to the Village once all of the negotiated improvements were completed.

ROLL CALL: Yea 6 - Brown, Lawler, Schanks, Morales, Morelli, Zarate

Nay 0 - None

Absent 1 - Mayor Claar

Motion carried.

**PUBLIC COMMENTS**

None

**TRUSTEE COMMENTS**

Trustee Lawler thanked the VFW for their recognition of Village Staff and wished Mayor Claar a speedy recovery from his illness. He also announced that the Cavalcade of Planes at Bolingbrook Clow International Airport will not take place this year due to construction on the runway.

Trustee Morales thanked the myriad of service organizations in town that held events last weekend. It spoke well of the large amount of Bolingbrook residents who actively volunteer in this community.

Trustee Schanks gave information about the Annual Fish Fry every Friday night in March. Proceeds go to the Levy Senior Center.

Trustee Morelli gave details about the Bolingbrook Lions Club 22nd Annual St. Patrick's Day Dinner Dance at the Levy Center on Saturday, March 14th.

Trustee Zarate gave information about the Troop 75 2nd Annual Chili Supper on Saturday, March 14th, at the First Presbyterian Church of DuPage. She also wished Mayor Claar a speedy recovery.

Deputy Mayor Brown reported that the "Stop-Bullying Rally and Festival" at BHS on Saturday, February 21st, was a success and thanked Bolingbrook High School and Walgreens for their support of the rally. He explained the process that the Valley View School District goes through every time they receive a report on bullying.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Motion Morales, second Zarate to adjourn the meeting.

Voice vote. Motion carried and meeting adjourned at 8:45 p.m.

ATTEST:

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Roger C. Claar  
MAYOR

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Carol S. Penning, CMC  
VILLAGE CLERK