

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
November 6, 2013**

**CALL TO ORDER**

Chairman Fletcher called the meeting to order at 8:00 p.m., Wednesday, November 6, 2013.

**ROLL CALL**

Present: Commissioners Tim Dombrow, Lon Schank, J.D. Rhoades, Libby Runge, Calvin Wright, Rick Campos, Vice Chair Mary Rennels, Chairman Russell Fletcher

Absent: Commissioner Talat Rashid

Staff: Planning & Zoning Administrator, Nicole Knapp; Village Engineer, Tom Pawlowicz

Press: None

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**APPROVAL OF MINUTES**

Motion Vice Chair Rennels, second Rhoades to approve Minutes of the October 2, 2013 meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL DEVELOPMENT PLAN. ATI HEADQUARTERS, 790 REMINGTON BOULEVARD. APPLICANT: CHRIS KEPPNER, ERIKSSON ENGINEERING ASSOCIATES, LTD. PROJECT NO.: 425.13**

Motion Rhoades, second Wright to open the public hearing.

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

NAYS: None

ABSENT: Commissioner 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 a Planned Development with Variances and Final Development Plan to allow for the construction of a parking lot expansion and re-design of a detention pond with associated variances. The 8.97 acres of land is zoned O-1 Limited Office, and currently consists of an approximate 130,000 square foot office/warehouse building occupied by ATI Headquarters. Access is provided from both Remington Boulevard and Territorial Drive.

Per the attached site plan, the applicant is proposing to re-design the existing detention pond located within the front yard area along Remington Boulevard, so that the majority of the detention pond located west of the building could be eliminated, thereby creating an area for additional parking. In addition to the parking on the west side, the applicant is proposing to remove five curbed landscape islands on the east side of the property in order to add additional parking spaces, as well as add approximately 84 parking spaces along the north side of the site. Landscape material being removed as a result of the parking lot improvements along the east

and north sides of the site would be replaced, in addition to landscape material that either meets or exceeds the code which is being proposed within the corner side yard along Territorial Drive.

To develop the property in accordance with the attached site plan, the applicant is requesting the following variances from the Zoning Ordinance:

1. A variance to reduce the required corner side/west yard setback for pavement only. The applicant is requesting to reduce the corner side yard to nine feet in order to accommodate the new parking area of approximately 70 parking spaces. Staff supports the variance as requested given that detention requirements and landscape material would be satisfied.
2. A variance to reduce the required rear/north yard setback for pavement only. The applicant is requesting to reduce the rear/north yard to three feet in order to accommodate a parking area of approximately 50 parking spaces. Staff supports the variance as requested given that the landscape material being removed would be replanted.
3. A variance to reduce the width of landscape islands. The applicant is requesting a variance to reduce the width from nine to eight feet for new landscape islands. Staff supports the variance as requested due to the limitation associated with the geometry of an in-fill parking area.
4. A variance to allow the use of metal halide lighting. The applicant is requesting a variance to use metal halide lighting in lieu of high pressure sodium due to the fact that metal halide lighting is already in use on the subject site. Staff supports the variance as requested.
5. A variance to increase the slope of a detention pond. The application is requesting a variance to increase the slope to 3:1. Staff supports the variance as requested, since the detention basin is privately owned and maintained.
6. A variance to exceed the maximum detention pond fluctuation requirement. The applicant is requesting a maximum fluctuation of 4.95 feet. Staff supports the variance as requested due to the detention pond being a wet bottom pond.
7. A variance to allow a wet bottom pond with less than 25% of the pond at a 10 foot depth. The applicant is requesting a variance from 25% to 10% due to the fact that the pond is long and narrow. Staff supports the variance as requested.

### **RECOMMENDATION**

Staff supports approval of a Special Use Permit for a Planned Development in order to allow for the construction a parking lot expansion and re-design of a detention pond at 790 Remington Boulevard with the following variances:

1. A Variance to reduce the required corner side yard setback to nine feet for pavement only.
2. A Variance to reduce the rear/north yard setback to three feet for pavement only.
3. A Variance to allow eight foot wide landscape islands.
4. A Variance to allow the use of metal halide lighting.
5. A Variance to increase the slope of the detention pond to 3:1.
6. A Variance to increase the maximum detention pond fluctuation to 4.95 feet.
7. A Variance to allow a web basin with a 10 foot depth over 10% of the pond.

Staff recommends approval of a Final Development Plan, subject to approval from the director of Public Services and Development Department.

**DISCUSSION**

Chairman Fletcher asked for confirmation that the property to the north was currently under construction contrary to the exhibits, which represent vacant land. Ms. Knapp responded that the property to the north is currently under construction and that 10 feet north of the common property line between the two sites would be another parking lot area.

Commissioner Wright questioned if a traffic signal would be installed. Village Engineer, Tom Pawlowicz, responded affirmatively and further added that the construction started approximately two weeks ago, that the concrete work for the curbs should be complete by the end of November and that the traffic signal would then be installed.

Motion Vice Chair Rennels, second Runge to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Rashid

Motion carried, public hearing closed 8:08 p.m.

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

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

NAYS: None

ABSENT:

Motion carried.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Vice Chair Rennels, second Campos to accept Plan Commission reports:

PC 13.34 Approval of an Amendment to a Special Use Permit for a Planned Unit Development. Ocean Spa & Massage, 1087 S. Weber Road. Applicant: DW-Bolingbrook, LLC. Project No.: 415.09

PC 13.35 Approval of a Special Use Permit for a Planned Unit Development for a Nail Salon & Spa Establishment. Zeda Nails & Spa, 321 N. Weber Road. Applicant: Melinda Quach, Zeda Nails & Spa, Inc. Project No.: 424.13

Voice Vote: Unanimous.

Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

Chairman Fletcher wanted to thank the Bolingbrook Community Television volunteers, and wish

the Bolingbrook Raiders football team good luck.

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous

Motion carried.

Chairman Fletcher adjourned the meeting at 8:11 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY