

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
February 15, 2012**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:00 p.m., Wednesday, February 15, 2012.

**ROLL CALL**

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

Absent: None

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

Press: None

---

**APPROVAL OF MINUTES**

Motion Rhoades, second Rashid to approve Minutes of the January 18, 2012 and February 1, 2012 meetings of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**REZONING FROM R-7 MULTI-FAMILY RESIDENTIAL HIGH DENSITY TO O-1 LIMITED OFFICE, AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT WITH VARIANCES AND FINAL PLAT OF SUBDIVISION. GREENLEAF APARTMENTS, 502 KILDEER DRIVE. APPLICANT: GREENLEAF LIMITED PARTNERSHIP. PROJECT NO.: 413.08**

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

AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:02 p.m.

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant, Greenleaf Limited Partnership, is requesting the Rezoning from R-7 Multiple Family Residential High Density to O-1 Limited Office, Amendment to a Special Use Permit for a Planned Development with Variances, and Final Plat of Subdivision. The overall subject property is currently composed of one lot which is approximately twenty-one (21) acres in size, is located south of Boughton Road, west of Preston Drive, and contains the existing Greenleaf Apartments. At this time, the applicant wishes to proceed in order to re-state and amend ordinance No. 08-051 in its entirety and address the terms of ordinance No. 08-120, so as to proceed with subdividing the subject area, accommodate signs, and allow the continuation of the existing legal non-conforming use. The proposed Final Plat of Subdivision would create three (3) lots of record and five (5) Outlots. Lot 1 would be approximately thirteen (13) acres in size and would be created for the existing Greenleaf Apartments. Lot 2 would be two (2) acres

and would be created for future development with access from Kildeer Drive. Lot 3 would be less than an acre and would be created for future development with access off the new extension of Kildeer Drive. Outlot A would be three and ninety-nine hundredths (3.99) of an acre and would be created for detention purposes. Outlots B1 and B3 would be dedicated to the Village of Bolingbrook for roadway purposes. Outlot B2 would be owned by Greenleaf and may be used to enlarge Lot 1 of Boughton Road Commons in the future. Outlot B4 would be created for future installation of a directional sign.

The applicant is requesting to rezone Lot 2 of the subject Plat of Subdivision from R-7 Single Family Residence High Density to O-1 Limited Office in order to be consistent with the zoning of Heritage Woods senior apartments to the north of Greenleaf and in order to accommodate future development. An Amendment to a Special Use Permit for a Planned Unit Development for Lot 1 only. Greenleaf Apartments, consisting of 321 dwelling units, was built in 1975 and in 1980 was converted into a senior housing apartment complex. When a property is subdivided, it loses all legal non-conformity, therefore the applicant is requesting an Amendment to a Special Use Permit for a Planned Unit Development in order to allow the existing non-conforming use to remain, as well as to be re-built to the current density as shown on Greenleaf Apartments Lot 1 Exhibit in the event of destruction in the future. As a result, the following variances are needed:

- a) A variance to allow multiple buildings on one lot; one (1) community/clubhouse building, one (1) accessory garage, and three (3) multiple unit residential buildings (3-story each) totaling three hundred twenty-one (321) units.
- b) A variance to allow a minimum lot size requirement of one thousand seven hundred sixty four (1,764) square feet per unit instead of the required two thousand (2,000) square feet per unit.
- c) A variance to allow a F.A.R. (floor area ratio) of 0.58 instead of the required 1.0.
- d) A variance to allow a maximum density of twenty-five (25) units per acre instead of the maximum density of twelve (12) units per acre allowed.
- e) A variance to allow building #504 to have a north/east yard setback of six (6) feet, except that portion of the building that has a zero (0) foot setback instead of the required ten (10) feet.
- f) A variance to allow a zero (0) foot setback for that portion of the parking lot located in the southeast corner of Lot 1 instead of the required ten (10) feet.
- g) A variance to allow two hundred ninety-three (293) parking spaces, including fourteen (14) parking spaces provided off-site near the southeast corner of the property, instead of the required eight hundred three (803) parking spaces required.

Additional variances are necessary due to the Plat of Resubdivision and re-alignment and dedication of Kildeer Drive.

A Variance to allow a lot that does not have frontage upon a public right-of-way. Per the Development Code, all lots must have frontage upon a public street. The applicant is proposing Lot 3 which does not have frontage upon Kildeer Drive due to existing adjacent Outlot that is the property of Boughton Road Commons.

A Variance to allow a reduction in right-of-way (R.O.W) width. Per the Development Code, the required R.O.W width shall be sixty-six (66) feet. The applicant is requesting to reduce the R.O.W width along Kildeer Drive from sixty-six (66) feet to fifty (50) feet for the portion that runs in a north to south direction.

A Variance to reduce the setbacks for an existing development sign and to allow a small portion of the sign to be off-premise. Per the Zoning Ordinance, development signs must provide a ten (10) foot setback from all property lines and must be located on the property which they are advertising. As shown on the Plat of Subdivision, the existing development sign for Greenleaf

Apartments, which is located in the northeast corner of Outlot B2, is located with a zero (0) foot setback along the east property line and the southern corner of said sign is located off-premise on Lot 1 in Boughton Road Commons.

A Variance to allow three (3) off-premise directional signs within the right-of-way. Per the Zoning Ordinance, directional signs cannot exceed six (6) feet in height, six (6) square feet in area and must be displayed on the property which they are directing traffic to. The applicant is proposing a twenty-four (24) square foot two-sided sign within the parkway at the southwest corner of Boughton Road and Preston Drive, and is six (6) square foot one-sided sign within the parkway at the southwest corner of Preston and Kildeer Drive, as well as the far west end of Kildeer Drive in Outlot B4, all as shown on the attached nine (9) page Sign Exhibit.

### **RECOMMENDATION**

Staff recommends approval of a Rezoning of Lot 2 from R-7 Single Family Residence High Density to O-1 Limited Office.

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Unit Development for Greenleaf Apartments located at 502 Kildeer Drive with the following:

1. A Special Use Permit for a Planned Unit Development for Lot 1 in order to allow the existing non-conforming use to remain, as well as to be repaired or re-built to the current density per Greenleaf Apartments Lot 1 Exhibit in the future with the following variances and subject to the existing development and/or any future re-development of the site being used as an Active Adult Age Restricted Residential Community:
  - a. A variance to allow multiple buildings on one lot; one (1) community/clubhouse building, one (1) accessory garage, and three (3) multiple unit residential buildings (3-story each) totaling three hundred twenty-one (321) units.
  - b. A variance to allow a minimum lot size requirement of 1,764 square feet per unit.
  - c. A variance to allow a F.A.R. (floor area ratio) of 0.58.
  - d. A variance to allow a maximum density of twenty-five (25) units per acre.
  - e. A variance to allow building #504 to have a north/east yard setback of six (6) feet, except that portion of the building that has a zero (0) foot setback.
  - f. A variance to allow a zero (0) foot setback for that portion of the parking lot located in the southeast corner.
  - g. A variance to allow two hundred ninety-three (293) parking spaces, including fourteen (14) parking spaces provided off-site near the southeast corner of the property.
2. A variance for Lot 3 to not have frontage upon a public right-of-way, subject to the access easement shown on the Boughton Road Commons recorded Plat of Subdivision being noted on the proposed Greenleaf Plat of Subdivision.
3. A Variance to reduce right-of-way width of Kildeer Drive to fifty (50) feet.
4. A Variance for the existing development sign to have a zero (0) foot setback and be located off-premise, subject to an approval letter from the property owner of Lot 1 in Boughton Road Commons being provided or the sign being relocated so that 100% of the sign is located on the applicant's property.
5. A Variance to allow three (3) off-premise directional signs within the public right-of-way as shown on the attached nine (9) page Sign Exhibit

Staff recommends approval of a Final Plat of Subdivision, subject to approval of the Director of Community Development and Director of Public Works and Engineering.

### **DISCUSSION**

None

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

AYES: Commissioners Campos, Wright, Runge, Schank, Rhoades, Rashid, Jacobs, Vice Chair Rennels, Chairman Cawthon  
NAYS: None  
ABSENT: None  
Motion carried, public hearing closed 8:09 p.m.

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

**TEXT AMENDMENT TO THE ZONING ORDINANCE ARTICLE 4 PARTS 2, 3, AND 4 REGULATING BUSINESS, INDUSTRIAL AND OFFICE USES. APPLICANT: COMMUNITY DEVELOPMENT DEPARTMENT. PROJECT NO.: 400.12**

Motion Jacobs, second Runge to open the public hearing.  
AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon  
NAYS: None  
ABSENT: None  
Motion carried, public hearing opened at 8:11 p.m.

Planning and Zoning Administrator, Nicole Knapp presented the request. Staff is proposing Amendments to the text of Article 4 Parts 2, 3, and 4 of the Zoning Ordinance addressing business and offices uses, and definitions within the Zoning Ordinance. As times change and new uses become popular staff finds it necessary to modify the code in order to better address these uses, but also to be consistent with similar uses. Staff also wants to make sure that all uses are treated the same.

**RECOMMENDATION**

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

**DISCUSSION**

Chairman Cawthon questioned the difference between each of the business zoning districts. Commissioner Rashid questioned the zoning designation of Clow International Airport. Commissioner Campos asked if Special Use Permits can be requested in the future if a specific use is not listed in a particular zoning district, the difference between the stricken and highlighted text, and if certain uses would be considered “grand-fathered” if they have become a Special Use within a district that they were permitted within when they obtained occupancy.

Ms. Knapp explained the difference between the zoning districts. She stated that B-1 was designated to be near neighborhood communities, B-2 would be found along Weber Road, Boughton Road, Route 53, and north of I-55, B-3 would be found at the Route 53 and I-55 corridor and along the south side of Frontage Road, and B-4 is very similar to B-3 this district is mostly around the Hotels along Remington Boulevard near Route 53 and I-55. Ms. Knapp said that Clow International Airport is zoned residential. She also explained that businesses have the right to request a Special Use Permit if their proposed use is not specifically permitted within a particular zoning district and it would be reviewed by the Plan Commission and Village Board of Trustees. She also stated that the stricken text would be removed or relocated and that the highlighted text was being added. She further stated that if an existing business has obtained a

Certificate of Occupancy prior to the ordinance amendments that they may remain in their current location and owners would be able to change hands; however, if the use changes then they would have to follow the current Zoning Ordinance regulations.

Motion Schank, second Runge to close the public hearing.

AYES: Commissioners Campos, Wright, Runge, Schank, Rhoades, Rashid, Jacobs, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:20 p.m.

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

AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried.

**SPECIAL USE PERMIT FOR AN EATING/DRINKING ESTABLISHMENT WITH LIVE ENTERTAINMENT AND EXTENDED HOURS OF OPERATION. RANCHO SANTA FE, 195 REMINGTON BOULEVARD. APPLICANT: DARRYL SAMS, COYOTE GRILL. PROJECT NO: 401.12**

Motion Rhoades, second Campos to open the public hearing.

AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, Runge, Wright, Campos, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing opened at 8:22 p.m.

Motion Jacobs, second Schank to continue the public hearing to the March 7, 2012 Plan Commission Meeting.

AYES: Commissioners Campos, Wright, Runge, Schank, Rhoades, Rashid, Jacobs, Vice Chair Rennels, Chairman Cawthon

NAYS: None

ABSENT: None

Motion carried, public hearing closed 8:23 p.m.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**APPROVAL OF PLAN COMMISSION REPORTS**

Motion Rhoades, second Wright to accept Plan Commission reports:

PC 12.05 Approval of a Special Use Permit for an Eating/Drinking Establishment with Live Entertainment and Extended Hours of Operation. Applicant: Samantha Cooper, Coop's Den LLC. Project No.: 421.11

Voice Vote: Unanimous.

Motion carried.

**CITIZENS TO BE HEARD**

None

**CHAIR'S REPORT**

None

**COMMISSIONER'S REPORT**

None

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Vice Chair Rennels, second Runge to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Cawthon adjourned the meeting at 8:25 p.m.

---

CHAIRMAN

---

APPROVED

---

SECRETARY