

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
June 20, 2012**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:03 p.m., Wednesday, June 20, 2012.

**ROLL CALL**

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

Absent: Commissioner Rick Campos

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

Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Schank to approve Minutes of the June 6, 2012, meeting of the Plan Commission.

Voice Vote: Unanimous  
Motion carried.

**PUBLIC HEARING**

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES. RR DONNELLEY, 1000 WINDHAM PARKWAY. APPLICANT: MELISSA LYONS, NAI HIFFMAN. PROJECT NO.: 449.03**

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing opened at 8:04 p.m.

Motion Vice Chair Rennels, second Wright to continue the public hearing to the July 18, 2012, Plan Commission meeting.

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

NAYS: None

ABSENT: Commissioners Campos

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

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT WITH VARIANCES. PATRIOT PLACE SUBDIVISION, 2060-2064 JOHN**

**PAUL JONES LANE. APPLICANT: BRIAN NELSON, RYLAND HOMES. PROJECT NO.: 438.04**

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

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

NAYS: None

ABSENT: Commissioner Campos

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

Planning and Zoning Administrator Nicole Knapp presented the request. Ryland Homes is requesting an Amendment to a Special Use Permit for Planned Residential Development with Variances at 2060-2064 John Paul Jones Lane, Patriot Place Subdivision Non-Easement Area 42. The subject property is currently a vacant lot within Patriot Place Subdivision which is surrounded by homes. The subdivision created fifty-three (53) lots, including forty-six (46) lots serving as building envelopes for the attached housing units with the remaining lots being utilized for common area. As of May 2012, Patriot Place has one hundred five (105) of the ultimate one hundred twenty-three (123) single family attached dwelling units occupied. To develop the property in accordance with the attached site plan, the applicant is seeking the following variance from the Zoning Ordinance:

To reduce the required double frontage yard setback.

- Per the Zoning Ordinance, any lot which has its rear yard as well as the front yard bordering on a street is required to maintain a double frontage setback of fifty (50) feet.
- The applicant is requesting a reduction from fifty (50) feet to forty-six and seventy-seven hundredths (46.77) feet of the double frontage setback for the middle unit located on the Non-Easement Area (NEA) 42.
- Staff supports this variance as requested.

**RECOMMEDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Residential Development at 2060-2064 John Paul Jones Lane with Variances to reduce the double frontage setback to forty-six and seventy-seven hundredths (46.77) feet for the middle unit of the three unit multi-family structure on NEA 42.

**DISCUSSION**

Commissioner Wright asked if the request would affect any other properties within the subdivision or if it was being requested so it would conform to the existing homes in the area. Ms. Knapp stated that by approving the Plat of Subdivision years back, which considered the building envelope, that this issue was more housekeeping to bring the house up to compliance. She also said this is the only lot that has a double frontage layout.

Motion Wright, second Schank to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Campos

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

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

**SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITH VARIANCES, FINAL DEVELOPMENT PLAN AND FINAL PLAT OF SUBDIVISION. AUTUMN LEAVES OF BOLINGBROOK, 351 LILY CACHE LANE/SWC LILY CACHE LANE AND WOODCREEK DRIVE. APPLICANT: KAY ADKINS, THE LASALLE GROUP. PROJECT NO.: 411.12**

Motion Rhoades, second Vice Chair Rennels to open the public hearing.  
AYES: Commissioners Jacobs, Rashid, Rhoades, Schank, Runge, Vice Chair Rennels, Chairman Cawthon  
NAYS: None  
ABSENT: Commissioner Campos  
Motion carried, public hearing opened at 8:09 p.m.

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant is requesting approval of a Special Use Permit for a Planned Unit Development with Variances, Final Development Plan and Final Plat of Subdivision to allow a Memory Care Assisted Living Facility commonly known as Autumn Leaves of Bolingbrook at 351 Lily Cache Lane. The property is located on the southwest corner of Lily Cache Lane and Woodcreek Drive and surrounded by Riverstone Apartments to the east and south, Town Centre Parc to the north, Fire Station #2 to the west, and vacant commercial property to the north. The overall subject area is sixteen and nine tenths (16.9) acres in size and is currently composed of three (3) individual Tax Lots, which make up one (1) parcel/lot. The proposed Final Plat of Subdivision would convert the northern most four and two hundred sixty-nine thousandths (4.269) acres into a Lot of Record for the Autumn Leaves of Bolingbrook development. The remaining two (2) Tax Lots, that total twelve and six hundred seventy-three thousandths (12.673) acres, would remain as is for Riverstone Apartments. Per the attached site plan, the applicant is proposing to develop a twenty-six thousand nine hundred fifty (26,950) square foot single-story Memory Care Assisted Living Facility commonly known as Autumn Leaves of Bolingbrook on the vacant parcel located at the immediate southwest corner of Lily Cache Lane and Woodcreek Drive. Access into the site would be provided via a right-in/right-out off of Lily Cache Lane, in addition to two (2) full access points off of Woodcreek Drive. Adequate parking for the proposed use would be provided on site on the north and south sides of the building. A two and a half (2½) to three (3) foot high berm, including irrigation system and landscape material, would be provided within the front yard along Lily Cache Lane and the corner side yard along Woodcreek Drive. Adequate detention would be provided on the south side of the site. A low profile, approximately seven (7) feet in height, monument ground sign would be provided within the front yard along Lily Cache Lane. An accessory building (shed) approximately five hundred (500) square feet in area would be provided near the southwest corner of the parking area for purposes of storing exterior equipment such as lawn mower, snow blower, etc.

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

**1. A Special Use Permit for a Nursing Home/Assisted Living Facility.**

- Per the Zoning Ordinance, a Nursing Home/Assisted Living Facility requires a Special Use Permit in the R-7 Multiple Family Residential High Density Zoning District.
- The applicant is requesting a Special Use Permit in order to allow an approximate twenty-six thousand nine-hundred fifty (26,950) square foot single-story Memory Care Assisted Living Facility with approximately thirty-eight (38) units and forty-six (46) beds.
- Staff supports the Special Use Permit as requested, since we feel the proposed use is an appropriate transitional use between the Fire Station and the Riverstone Apartments.

**2. A Variance to reduce the required front yard setback for pavement only.**

- The Zoning Ordinance requires a minimum front yard setback of fifty (50) feet for both structures and parking in the R-7 Multiple Family Residential High Density Zoning District.
- The applicant is requesting to reduce the front yard to between twenty-two (22) and twenty-seven (27) feet for pavement only.
- Staff supports the variance as requested, since we feel the proposed development resembles that of a commercial design with respects to yard requirements and parking, and the required front yard setback of fifty (50) is more appropriate for high density developments such as Riverstone Apartments to the east, as well as all the proposed landscape material exceeds the code. Additionally, both the Fire Station building and the northern buildings located at Riverstone Apartments are located approximately thirty (30) feet from the property line along Lily Cache Lane.

**3. A Variance to reduce the required corner side yard setback for pavement only.**

- The Zoning Ordinance requires a minimum rear yard setback of thirty-five (35) feet for both structures and parking in the R-7 Multiple Family Residential High Density Zoning District.
- The applicant is requesting a variance to reduce the corner side yard to eighteen (18) feet for the building.
- Staff supports the variance as requested, since only the southeast corner of the proposed building would be located as such and since the berm, irrigation and appropriate landscape material would be provided in the corner side yard adjacent to Woodcreek Drive.

**4. A Variance to reduce the side yard setback for pavement only.**

- The Zoning Ordinance requires a minimum side yard setback of twenty-five (25) feet for both structures and parking in the R-7 Multiple Family Residential High Density Zoning District.
- The applicant is requesting a variance to reduce the corner side yard to eighteen (18) feet for the building.
- Staff supports the variance as requested, since the encroachment is necessary in order to provide adequate fire lane circulation around the building/property.

**5. A Variance to increase the slope of a detention pond.**

- Section 33, Section 1407 of the Municipal Code requires a maximum slope of six to one (6:1) for detention ponds on residential zoned properties.
- The applicant is requesting a variance to increase the slope to four to one (4:1) along the south side of the pond adjacent to Lily Cache Creek.

- Staff supports the variance as requested, since the detention basin is privately owned and maintained, therefore the Village of Bolingbrook doesn't have maintenance concerns about cutting grass on a moderate side slope. Additionally, a power mower can still cut grass on a four to one (4:1) side slope with moderate difficulty.
- 6. A Variance to remove more than fifty percent (50%) of the trees on-site.**
- Per the Development Code, no more than fifty percent (50%) of the trees on-site may be removed.
  - Per a Tree Survey, twenty-three (23) trees exist on the site and the applicant is requesting to remove twelve (12), which equates to fifty-two percent (52%).
  - Staff supports the variance as requested given the required number of replacement trees would be provided.

### **RECOMMENDATION**

Staff recommends approval of a Special Use Permit for a Planned Development for Autumn Leaves of Bolingbrook located at 351 Lily Cache Lane with the following:

1. A Special Use Permit for a Nursing Home/Assisted Living Facility.
2. A Variance to reduce the required front yard setback for pavement only.
3. A Variance to reduce the required corner side yard setback for pavement only.
4. A Variance to reduce the side yard setback for pavement only.
5. A Variance to increase the slope of a detention pond.
6. A Variance to remove more than fifty percent (50%) of the trees on site.

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

### **DISCUSSION**

Commissioner Wright asked if there would be a fence between Fire Station #2 and this facility, if there had been anything proposed for a cross access with Fire Station #2, and what was the timing of construction from start to finish.

Ms. Knapp responded that a fence was not proposed and that there would be landscape material to meet the code, but no fencing, barrier, or wall of any kind. She also stated that a cross access with Fire Station #2 was not needed because the emergency equipment would pull out of the station onto Lily Cache Lane and then head easterly into the front drive aisle of the proposed site.

Kay Adkins, Schaumburg, IL sworn. Ms. Adkins stated that the start of construction would be once all approvals had been secured which would be approximately the end of summer 2012, and that construction would take ten (10) to eleven (11) months.

Vice Chair Rennels asked what would be the layout of the facility and if it would be a combined nursing home and assisted living or if they would be separated. She also questioned the size of the units.

Ms. Adkins stated that the entire building would be an assisted living facility for memory care issues like Alzheimer, Parkinson Disease, and Dementia. She said the entire building

would be open on the inside and that it would be separated into four (4) different wings which is where all of the resident rooms would be. She stated that the center of the building would be common area, living room, activity room, dining room, and an exterior courtyard. She said that the majority of the rooms would be private rooms with a few semi-private rooms.

Motion Jacobs, second Rashid to close the public hearing.

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried, public hearing closed 8:19 p.m.

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

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

NAYS: None

ABSENT: Commissioner Campos

Motion carried.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

None

### **APPROVAL OF PLAN COMMISSION REPORTS**

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

PC 12.17 Approval of an Amendment to the text of Article 5, Part 1 of the Zoning Ordinance addressing minimum building separation. Applicant: Community Development Department. Project No.: 413.12

PC 12.18 Approval of an Amendment to a Special Use Permit for a Planned Unit Development to allow truck/trailer repair, installation, service and storage with a Variance and Final Development Plan. Pro Stop, 190 E. Old Chicago Drive. Applicant: Gary Santoorjian, Network Strategy LLC. Project No.: 409.12

PC 12.19 Approval of a Special Use Permit for a Planned Commercial Development with Variances to allow Outdoor Dining. Fatty Magoo's, 551 S. Bolingbrook Drive. Applicant: Robert Salerno, Fatty Magoo's. Project No.: 412.12

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 8:22 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY