

**A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF BOLINGBROOK  
July 18, 2012**

**CALL TO ORDER**

Chairman Cawthon called the meeting to order at 8:02 p.m., Wednesday, July 18, 2012.

**ROLL CALL**

Present: Commissioners Lon Schank, J.D. Rhoades, Libby Runge, Calvin Wright,  
Absent: Commissioners Greg Jacobs, Talat Rashid, Rick Campos, Vice Chair Mary Rennels  
Staff: Director of Community Development, Dennis Kowalczyk; Planning & Zoning Administrator, Nicole Knapp; Planner, Matt Eastman; Engineer, Pratik Patel  
Press: None

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**APPROVAL OF MINUTES**

Motion Rhoades, second Schank to approve Minutes of the June 20, 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.: 438.04**

Motion Rhoades, second Schank to open the public hearing.  
AYES: Commissioners Wright, Runge, Schank, Rhoades, Chairman Cawthon  
NAYS: None  
ABSENT: Commissioner Rashid, Jacobs, Campos, Vice Chair Rennels,  
Motion carried, public hearing opened at 8:03 p.m.

Motion Runge, second Schank to continue the public hearing to the August 1, 2012, Plan Commission meeting.  
AYES: Commissioners Rhoades, Schank, Runge, Wright, Chairman Cawthon  
NAYS: None  
ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels  
Motion carried, public hearing continued at 8:04 p.m.

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT WITH VARIANCES. RIVER HILLS SUBDIVISION LOT 1. APPLICANT: DEBBIE BEAVER, WILLIAM RYAN HOMES. PROJECT NO.: 446.04**

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

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant William Ryan Homes is requesting an Amendment to a Special Use Permit for a Planned Residential Development with Variances, in order to allow a yard variance at Lot 1 of River Hills Subdivision located near the entrance of Reagan Boulevard.

In May 2005, Orleans Homes was approved for a Rezoning, Special Use Permit for a Planned Residential Development with Variances, and Final Development Plan in order to construct 322 single family homes and in 2011 Orleans Homes sold some of the remaining vacant lots to K. Hovnanian Homes and William Ryan Homes. At this time, William Ryan Homes is asking for a variance in order to reduce the corner side yard setback specifically on Lot 1 in order to construct a single family dwelling unit. Per the applicant, the Jefferson model currently has a 2-car garage, plus a tandem area within the garage. The new resident/purchaser of Lot 1 wishes to have the Jefferson model with a 3-car garage, plus the tandem area within the garage. As a result of the additional ten (10) feet in width for the third car bay, the applicant is requesting to reduce the corner side yard setback from twenty-five (25) feet to twenty-one (21) feet. Given that the parkway area adjacent to the corner side yard of Lot 1 is approximately seven to eight feet wider than a standard parkway, Staff supports the variance as requested.

#### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Residential Development with Variances in order to allow William Ryan Homes to reduce the corner side yard setback on Lot 1 to twenty-one (21) feet.

#### **DISCUSSION**

None

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

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

#### **SPECIAL USE PERMIT TO ALLOW AN EYE DOCTOR. RASA EYE CARE, 124 E. BOUGHTON ROAD. APPLICANT: RASA MASIMAVICINFE-THARP. PROJECT NO.: 414.12**

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

Planning and Zoning Administrator, Nicole Knapp presented the request. The applicant is requesting approval of a Special Use Permit to allow an Eye Doctor located at 124 E. Boughton Road. Access to the subject property is from multiple points off of Bolingbrook Drive and Boughton Road. The shopping center has adequate parking for the proposed use. Per the Zoning Ordinance, medical and/or professional office uses are not permitted within the B-2 Zoning District. As such, the applicant is requesting a Special Use Permit to allow an eye doctor commonly known as Rasa Eye Care at 124 E. Boughton Road. Per the applicant, the prospective tenant would staff three (3) employees and would have the following hours of operation: Monday/Wednesday 10:00 a.m. to 6:00 p.m., Tuesday/Thursday 10:00 to 7:00 p.m., Friday 10:00 a.m. to 4:00 p.m., Saturday 9:00 a.m. to 4:00 p.m. and close on Sunday.

**RECOMMENDATION:**

Staff recommends approval of a Special Use Permit to allow an Eye Doctor commonly known as Rasa Eye Care located at 124 E. Boughton Road.

**DISCUSSION**

Chairman Cawthon asked if the applicant could pronounce her name and if she could give a brief summary of her business.

Rasa Maksimavicinfe-Tharp, Hinsdale, IL, sworn. Ms. Maksimavicinfe-Tharp pronounced her name to the commission, and stated that she would like to open an optical with doctor services. She said she is the doctor and would project to grow the business starting out with three (3) employees and servicing the surrounding area, but mostly Bolingbrook.

Commissioner Schank questioned when the business planned to open. Ms. Maksimavicinfe-Tharp explained that she planned to open by early October 2012.

Motion Runge, second Schank to close the public hearing.

AYES: Commissioners Rhoades, Schank, Runge, Wright, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels

Motion carried, public hearing closed 8:11 p.m.

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

AYES: Commissioners Wright, Runge, Schank, Rhoades, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels

Motion carried.

**AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED INDUSTRIAL DEVELOPMENT WITH VARIANCES. 254 INTERNATIONALE DRIVE. APPLICANT: PAUL LOMBARDO, DREW ENTERPRISES. PROJECT NO.: 415.12**

Motion Schank, second Rhoades to open the public hearing.

AYES: Commissioners Wright, Runge, Schank, Rhoades, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels

Motion carried, public hearing opened at 8:12 p.m.

Planning and Zoning Administrator Nicole Knapp presented the request. The applicant is requesting an Amendment to a Special Use Permit for a Planned Industrial Development with

Variances to allow an open space and setback variance at 254 Internationale Boulevard which is on the southeast corner of Internationale Boulevard and South Frontage Road. The property is zoned I-1 Limited Industrial and consists of an existing two hundred sixty-one thousand five hundred fifty-four (261,554) square foot industrial warehouse building. The subject site was annexed in 1990 along with several other properties totally approximately one hundred seventy-five (175) acres and is impressed with a Special Use Permit for a Mixed Use Development. Since that time, the property has had several amendments to the Special Use Permit to allow deviations from the code with respects to stormwater management, parkway trees, setbacks, signs, curb cuts, and fences. At this time, the applicant is requesting to amend the Special Use Permit in order to allow a deviation to the minimum green space requirement, as well as alter the existing conditions of the site on the east side due to future site plan changes. As shown on the attached Existing Conditions Exhibit (sheet 1 of 4), the east property line is not perpendicular to the north and south property lines and there is a large green space area in the northeast corner of the property. Also shown on the same exhibit, the parking and pavement area on the east side of the site crosses the property line that separates the subject site from 535 E. South Frontage Road. Per ordinance #97-071 and the approved Final Development Plan at that time, a zero foot setback for both property owners, as well as a variance to waive the required landscape material in both side yards was granted. Since that time, the tenant occupying the subject site's building has leased the area of land that crosses the property line onto 535 E. South Frontage Road's site. As shown on the Parcel A Sale Exhibit (sheet 2 of 4), the owner of the subject site is proposing to sell the large green space area identified as Parcel A, totaling approximately half an acre, to the owner of 535 E. South Frontage Road. As a result, the subject site would no longer meet the minimum twenty percent (20%) open space requirement and is requesting a variance to allow thirteen percent (13%) open space upon completion of the land sale. As shown on the Purchase Parcel B Exhibit and Parcel B Easement is Returned Exhibit (sheets 3 and 4 of 4), the owner of the subject site "may" possibly purchase the triangle-shaped area of land in the southeast corner of the site identified as Parcel B, totaling approximately one (1) acre, from the owner of 535 E. South Frontage Road. In the event that the owner of the subject site does not continue to lease or own the area identified as Parcel B, the owner of the subject site would need to remove the green space area located near the southeast corner of the building in order to accommodate adequate automobile, truck/trailer and/or Emergency Response Vehicle access around the site. In this scenario, the owner of the subject site would continue to be considered legal conforming with respect to the east/side property line having a zero foot setback with no landscape material as granted via ordinance #97-071. Given that all detention requirements have been met and that the future changes to the site are consistent with the approved Final Development Plan from 1997, Staff supports the variances as requested.

### **RECOMMENDATION**

Staff recommends approval of an Amendment to a Special Use Permit for a Planned Industrial Development to allow the following variances at 254 Internationale Boulevard:

1. A Variance to reduce the open space to thirteen percent (13%) as depicted on sheets 2, 3, and 4 of the attached exhibits.
2. A Variance to reduce the east/side yard setback to zero feet for pavement only as depicted on sheets 2, 3, and 4 of the attached exhibits.

### **DISCUSSION**

None

Motion Schank, second Runge to close the public hearing.

AYES: Commissioners Rhoades, Schank, Runge, Wright, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels

Motion carried, public hearing closed 8:15 p.m.

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

AYES: Commissioners Wright, Runge, Schank, Rhoades, Chairman Cawthon

NAYS: None

ABSENT: Commissioners Jacobs, Rashid, Campos, Vice Chair Rennels

Motion carried.

### **NEW BUSINESS**

None

### **OLD BUSINESS**

None

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

Motion Rhoades, second Schank to accept Plan Commission reports:

PC 12.20 Approval of an 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

PC 12.21 Approval of a 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 Ln. & Woodcreek Dr.) Applicant: Kay Adkins, The LaSalle Group. Project No.: 411.12

Voice Vote: Unanimous.

Motion carried.

### **CITIZENS TO BE HEARD**

None

### **CHAIR'S REPORT**

Chairman Cawthon wanted to recognize the individuals that work behind the scenes for Bolingbrook Community Television. He stated there were three (3) people at this meeting. Mr. Dave Thompson who was at the Plan Commission meetings quite often. Mr. Jerome Strickland, who has been around the village for a long time. He said he is a terrific resident and happens to be a basketball referee. He also stated there was a third person in the broadcast room, but apologized for not getting his name. Chairman Cawthon said he wanted to thank them for all the volunteer work they do. He said they do many Bolingbrook events. He said the events can be seen on Channel 6, and the public could get more information about BCT at [www.bct6.org](http://www.bct6.org) like the schedule of upcoming programing for that channel.

**COMMISSIONER'S REPORT**

Commissioner Wright stated he met with the Parade Commission and wanted to mention that the amount of work they do, how fast they do it, and how it all comes together is amazing. He said they do a fantastic job.

**PLANNING DEPARTMENT REPORT**

None

**ADJOURNMENT**

Motion Runge, second Wright to adjourn.

Voice Vote: Unanimous  
Motion carried.

Chairman Cawthon adjourned the meeting at 8:19 p.m.

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CHAIRMAN

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APPROVED

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SECRETARY