



## VILLAGE OF SCHAUMBURG

### Plan Commission Russ Parker Hall

**Wednesday, November 6, 2024  
7:00 PM**

### **AGENDA**

#### **MINUTES TO BE APPROVED:**

1. 10-16-24 General Minutes
2. P2403-01 / WISE COMMONS / 300 W. Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit minutes

#### **CASES TO BE HEARD:**

1. P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/  
Special Use for a Group Home

#### **COMMENTS FROM THE PUBLIC:**

#### **ADJOURNMENT**

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at 847.923.4420, preferably no later than five days before the meeting.



**10-16-24 General Minutes  
11/6/2024  
Plan Commission**

Presenter:

Lead Department: Community Development

*Executive Summary:*

*Recommended Action:*

**ATTACHMENTS:**

Description	Type
▣ minutes	Exhibit

**PLAN COMMISSION  
GENERAL MINUTES  
October 16, 2024**

**CALL TO ORDER**

The meeting was called to order by Chairperson David Utley at 7:00 p.m.

**ROLL CALL**

Members Present: Chairperson David Utley, Don Watson, Dale Litney, Jeff Mytych, Rich Gerber  
Dhitu Bhagwakar, David Piecuch, Steve Robles and Anil Barot

Members Absent:

A quorum was present.

Also Present: Parth Joshi, Community Planner, AICP

**CONSIDERATION OF MINUTES**

A motion was made by Mr. Piecuch, seconded by Mr. Mytych to approve the following minutes:

<b><u>Mtg Date</u></b>	<b><u>Case Number and Name</u></b>
10/02/24	General Minutes
10/02/24	P2405-03 / CENTRAL ROSELLE ROAD PUD / South Roselle Road North of Hartford Drive / Special Use Approval of Residential PUD, Site Plan Approval, PUD Size Variation, Rezoning, Preliminary and Final Plat Approval minutes

**MOTION CARRIED: All ayes with 0 members absent**

**PUBLIC HEARINGS**

P2405-03 / CENTRAL ROSELLE ROAD PUD / South Roselle Road North of Hartford Drive / Special Use Approval of Residential PUD, Site Plan Approval, PUD Size Variation, Rezoning, Preliminary and Final Plat Approval

**OTHER BUSINESS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

A motion was made by Mr. Piecuch seconded by Mr. Gerber, to close the meeting.

**MOTION CARRIED: All ayes with 0 members absent**

There being no further business, the meeting was adjourned at 8:17 pm.

**PLAN COMMISSION - GENERAL MINUTES**

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*Parth Joshi*

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Parth Joshi, Community Planner, AICP

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

*Trisha Kern*

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Trisha Kern, Recording Secretary  
Plan Commission



**P2403-01 / WISE COMMONS / 300 W. Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit minutes  
11/6/2024  
Plan Commission**

Presenter:

Lead Department: Community Development

*Executive Summary:*

*Recommended Action:*

**ATTACHMENTS:**

Description	Type
▣ minutes	Exhibit

P2403-01 / WISE COMMONS / 300 West Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

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The hearing was called to order at 7:00 p.m. by Chairperson David Utley.

**ROLL CALL**

Members Present: Chairperson David Utley, Don Watson, Dale Litney, Jeff Mytych, Richard Gerber, Dhitu Bhagwakar, David Piecuch, Steve Robles and Anil Barot

Members Absent:

A quorum was present.

Sworn in for testimony: Parth Joshi, Community Planner, AICP  
Eric Prechtel, Rosanova & Whitaker  
Russ Whitaker, Rosanova & Whitaker  
Javier Millan, KOLA  
Chris Morgart, Cemcon Limited  
Matt Brolley, Pulte Home Company  
Cathy Fritz

Chairperson Utley introduced the case being presented, P2403-01 / WISE COMMONS / 300 West Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

Chairperson Utley asked the Recording Secretary if public notice was given regarding the case. Ms. Kern stated that Staff and the petitioner have given proper public hearing notification.

Mr. Prechtel stated that Pulte is a publicly traded home building company that has been in business for 75 years and the last 50 has also been in Chicago. He stated the subject property is 15 acres and currently the YMCA is on the property. They are requesting a rezone from R6 to R6 PUD, which is consistent with property to the East and South. He stated the townhomes are an appropriate transition use along a major arterial roadway corridor. There are single family homes to the north and west and apartments to the east and south. The homes are situated on the south half of the property as the north is undeveloped wetland and there 68% of the property is open space. They are proposing 14 buildings ranging from 4-6 units each with an option of front or rear load townhomes. The four buildings central to the property are rear loaded and the remaining ten around the perimeter are the front-loaded option. Landscape will include parkway trees, shrubs and shade trees. A pocket park and a pedestrian pathway have been planned for at the northwest corner of the development.

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Mr. Prechtel stated the homes will feature a base of three bedrooms with square footage ranging from 2,200 to 2,600 square feet, two and a half bathrooms, two car garages and a second-floor outdoor balcony. Upgrades include a loft space, an additional fourth bedroom and bathroom, and an additional rooftop terrace.

Mr. Joshi stated the current property is the YMCA. The size of the parcel is approximately 14.6 acres and the existing size of the building is 29,000 square feet. The north half of the property includes approximately 7 acres of wetlands, which makes it non buildable that is why the proposed development is mainly focused on the South side of the property. He stated the existing zoning is R6 and the existing land use is a recreational center.

Mr. Joshi stated the requested actions are site plan approval for the townhomes, a special use approval is required for a Planned Unit Development (PUD), rezoning from R6 single family residential to R6 PUD, variation to reduce building setback from a townhome to a road from 35' to 19'4", additional variation to reduce the building setback between a townhome and a structure from 35' to 23' 9" inches, a couple of additional subdivision ordinance variations; one of them is the minimum width variation of pavement from 32' to 27', reduce minimum site distance from 200' to 120' 10", building height credit to increase from 35' to 43' and finally a preliminary and final plat of subdivision.

Mr. Joshi stated there will be 14 townhome buildings in the subdivision which will be called Wise Commons. A total of 68 units are proposed and will be three stories tall. The homes are located in a loop linear pattern around the perimeter of the site and some centered in the middle of the south end of the lot. There will be one access point in and out from Wise Road and there is an alternative emergency access point provided to the east side connecting to Emerald Village. That emergency access drive will not be open to the residents. It is only to be used in case of emergency and will have a fence, lock and gate and the key will be with the fire department. He stated street parking is provided in multiple areas. He stated a complete connection for pedestrians is provided for continued access between lots and common open space to create a circulation system that will be separate from the vehicular system. He stated a small tot lot has been provided at the northwest corner of the property along with a pedestrian connection to the pond at the northwest corner. Landscape improvements being proposed are shade trees, shrubs plantings around the foundation of the buildings and wetlands.

Mr. Joshi stated all Planned Unit Developments require a special use permit approval. He also stated it provides a better transition from the school and the single family to the west side going to the east side for more intensive apartments and then commercial at the corner of Roselle and Wise. There are existing PUD properties to the east side and south of the property, so compatibility is matched. The north section

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of the property is approximately 7 acres of wetlands which serves a distinction between the homes to the north.

Mr. Joshi stated there are a couple of building setback variations: building to road setback where the code requires 20' and increases one foot for every height of building over 28'. The proposed height of the homes is 43' and the calculated setback comes out at 35'. The smallest setback is at unit 45 and that is at the center of the development. In this case it is a driveway into an alley, and it includes a full driveway and are no additional site components are impacted by this requested variation. The second one is the building to a structure. Building number nine is setback 23' from the playground. Per code the playground is considered an accessory structure. The minimum requirement for a home to be away from a structure is 35 feet. In this case it is approximately 24'. The Petitioner has provided a continuous path for connection to the pedestrians and five shade trees provide buffer for screening and safety purposes.

Mr. Joshi stated there is a variation to reduce the minimum width of the roadway from 32' to 27'. The roadways have been designed to accommodate emergency vehicles to circulate around the site. Other PUD have similar variations with no issues. He also stated the second variation is the sight distance. The code requires an unobstructed sight distance of 200' for streets with a speed limit of 25 mph for driveways with direct access to a street. Staff has done additional research and are supportive for multiple reasons as the Petitioner has designed it to be in conformance with the American Association of State Highway and Transportation Officials (AASHTO) who sets specifications and guidelines that are widely used in the highway design across the country. According to AASHTO for a street to have 25 mph speed limit their sight distance recommendation is 115 feet. In addition, the proposed development is only supposed to serve the residents of the subdivision, and it is expected to have limited traffic. Consistent with the compact design of the neighborhood a smaller roadway variance would naturally have traffic with slower speeds. The Petitioner has also provided stop control intersections and clear pedestrian crossings for pedestrian safety as well. Staff has researched previous cases, and no known issues have come up. Therefore, staff is supportive of the proposed sight distance variation.

Mr. Joshi stated a final plat and plat of subdivision is proposed. A condition has been added to the staff report that the Plat of Subdivision be recorded with Cook County prior to the issuance of any permits.

Mr. Joshi stated PUD code requires high quality materials to be used. The majority of the front facades will have brick and additional gable bump outs to create additional geometry and additional design elements such as louvres, bump out features on rear and front elevations have been added. The front elevation will have ground level porches, and the rear elevation will have balconies for the residents for outdoor space.



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Mr. Joshi stated the Building Height Credit variance is due to the buildings being three stories tall and the maximum height in the PUD code is 35' whereas the proposed height of the homes is 43'. The majority of the homes are setback approximately 170' from Wise Road so the impacts of the taller buildings to Wise Road will be negated by the larger setback. The Village's code requires the home to be measured from grade to the soffit, which in this case it is 30' so they would technically comply; but in addition to the gable roof style the height is added approximately 13'. They have met design standards required for a PUD, so staff recommends approval of the building height credit.

Mr. Joshi stated overall staff recommends approval of the project subject to conditions listed in the Staff Report.

Chairperson Utley asked if there were any questions or comments from the public.

Ms. Fritz questioned if an administrator from Campanelli or any representative from the board from the YMCA was present.

Chairperson Utley and Mr. Prechtel stated no.

Ms. Fritz questioned if they were invited.

Chairperson Utley stated yes.

Hearing no further questions or comments from the public Chairperson Utley asked for questions from the Plan Commission.

Mr. Watson questioned if the fourth-floor loft was included in the size of the building.  
Mr. Joshi stated correct.

Mr. Watson questioned the average setback for most of the homes abutting the internal street of the subdivision.  
Mr. Joshi stated it ranges from 25-30'.

Mr. Watson questioned if there were any walkways from a garage door to a walkway.

Mr. Joshi stated yes, to the street.

Mr. Watson stated with the walkway that would be a shorter distance to the garage.

Mr. Joshi stated the walkway was counted in the measurement. Staff measures the distance between the roadway up to the building line for the home.

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Mr. Watson questioned in terms of safety if that was a problem with people backing out of garages.  
Mr. Joshi stated the proposed driveways are full length code compliant 18' in depth.

Mr. Watson questioned if the line of sight was a problem in one area or across the whole complex.  
Mr. Joshi stated what he illustrated was the shortest one, but the others have numbers more in line with 130-140' ranges.

Mr. Watson questioned if there had been thought to reducing the number of units so variations and the building would not be so high.  
Mr. Joshi stated staff worked closely with the Petitioner and initially the unit count was much larger than what has been proposed tonight.

Mr. Watson stated it seemed like a lot was being pushed into a small area.  
Mr. Joshi stated partially because of the geometrical difficulty of constructing anything in the wetlands.

Mr. Watson questioned if that was also the reason the road sizes were squeezed a little bit.  
Mr. Joshi stated correct.

Mr. Watson questioned if there was any concern of flooding from the wetlands.  
Mr. Joshi stated there are setback requirements that they must comply with. There are buffers between the wetlands and the home.  
Mr. Morgart stated they had a couple basins at the south and a couple basins at the north and then they are high enough with the foundations to have proper flood protection.  
Mr. Watson questioned if it is expected to flood in that area.  
Mr. Morgart stated it all flows to the northwest corner, so the flood elevations are high enough to minimize flooding.

Mr. Watson questioned which units would have the lofts.  
Mr. Prechtel stated it could be any one of the units, the owner would have to elect to have a loft, and they expect 40% will elect to.

Mr. Litney stated his question was yes or no, if Pulte read the current regulations before they plan something.  
Mr. Brolley stated yes.  
Mr. Litney again stated his question was yes or no, if he knowingly designed something that does not meet the regulations.

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Mr. Brolley stated standard zoning, yes and they are requesting a PUD.

Mr. Litney stated you know there are rules, so you personally do not follow them because you are asking for nine changes, had you followed the rules, none of them would need to happen yes or no?

Mr. Brolley stated they are requesting a PUD this evening which does- -

Mr. Litney stated yes or no.

Mr. Brolley stated your code actually requires a PUD for multifamily.

Mr. Litney questioned if you knew before what the regulations were so why didn't you design it for 30 units that fit all that criteria?

Mr. Brolley stated a couple of things one- -

Mr. Litney stated yes or no.

Chairperson Utley stated Mr. Litney let him answer.

Mr. Brolley stated a couple of things, one is economic viability. The second one they like to do with their three-story product is there needs to be some density with it. This is a three-story urban townhome that has to have a feel to be in a neighborhood closer together. If you end up spacing it out, we have site plans drawn that shows the limited number of buildings you can get on the site. It doesn't feel right when you are in a three-story townhome and there are only a couple of you on 14 acres. They were a little pinched on the site with the 7 acres of wetland on the north side so they did have to get creative on the southern end while additionally providing detention and the one access point off of Wise Road. He stated the first meeting with staff was about a year ago and they did ultimately lost nine units on the site after significant rounds of revisions with the staff to get to the plan presented today.

Mr. Litney questioned what are the price points?

Mr. Brolley stated \$500,000 starting.

Mr. Barot questioned if you had to go within code what would the number of units look like?

Mr. Brolley stated because of the singular access point to wise and then the fire access and a public road no buildings would be in the middle and half as many on the site with a project that financially doesn't work.

Mr. Barot questioned the fencing provisions.

Mr. Joshi stated a fence is not required per code, but the petitioner is providing a fence along the east property line to obviously delineate the property lines and the maintenance between the two properties and there is also a smaller fence inland between the tot lot and the parking lot for the school to the west side.

Mr. Barot questioned if there was a fence in the front on Wise Road.

Mr. Joshi stated no.

Mr. Barot questioned if there was on street parking allowed after 10:00 pm.

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Mr. Joshi stated the parking spaces on public roadway will follow the Village's on street parking rules where you cannot park overnight from 2:00 am to 6:00 am. There are 14 spaces north of the detention area that fall on the private property side so those will be allowed to have 24-hour parking.

Mr. Barot questioned provision for the subdivision name.

Mr. Joshi stated the Village Code doesn't regulate that.

Mr. Barot questioned if it could be put anywhere at the entrance.

Mr. Joshi stated they have proposed a monument sign on the westside as you come in from the roadway.

Mr. Robles questioned if the total area of the land purchase is 14 acres and then of those 10 acres is being dedicated for open space, storm water all of that so then it reduces the developmental area. He stated if they didn't have the storm water requirements and the wetlands, they would be able to meet all the restrictions.

Mr. Whitaker stated when we had lots of farmlands it was easy to take the strictures of the code that was meant to address every situation across the village and be able to lay things out in a very meaningful fashion. We are at a point in the Chicagoland region, in Schaumburg where there is not a lot of infill development. We've come a long way in determining how to develop property. Historically what we would have done is encroach the wetlands and spread everybody out and everybody would have their space. But overtime we have understood the impacts to those natural features. What we try to do today is we take a condensed space, and we have 10 acres next to it nobody is bothering so it will have a much better ecological function, it will have wildlife habitat, insects, birds, bees, etc. It has better storm water function; it will improve infiltration and limit flooding. If this was 1970, we would have been spreading out and meeting all the strictures of what is a very traditional, very old zoning ordinance but this is 2024 and infield development. We have apartments next to it, a school next to it, wetlands it impacts, a high impact road adjacent and this is a transitional property between commercial and apartments with single family and schools to the north and west and these townhomes fit in the middle. But to make the townhomes fit in the middle we need to respect the natural features of the property, so it is a cluster development.

Mr. Robles stated the streetlights are very utilitarian and not reflective of a residential neighborhood and questioned if it was a final design on the pole fixture or a more residential fixture would be more appropriate.

Mr. Prechtel stated they would be open to the prospect of changing the lighting if the Village would like them to change it.

Mr. Robles stated Summit Grove had the specific Schaumburg lighting fixture and questioned if there were differences in areas that dictate streetlights.

Mr. Joshi stated no, the Summit Grove project was discussed at the Zoning Board there was more support for a more decorative and traditional small type of lighting installed. Staff worked with the Engineering and Public Works Division to come up with a design that would comply with the Village Ordinances and

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while it still functions and provides the purposes of what it is installed for. Mr. Joshi stated if that is something that the commission feels should be incorporated with this plan then staff can look into that. Mr. Robles stated it seems more commercial and less residential.

Mr. Robles stated he saw ingress egress easement provisions on the Plat, but he didn't see any ingress easement and wondered what they were for. He questioned since it was a public road if it was just carryover. Mr. Whitaker stated on the east side of the property where there are dead ends those are private road sections to the ingress egress easement provision would apply there.

Mr. Robles stated he also didn't see storm water management provisions on there either and stated that should be cleaned up.

Mr. Robles questioned if the adjacent property owners authorized the emergency access and shifting of parking.

Mr. Prechtel stated they have authorized it, and they have a signed agreement.

Mr. Robles questioned why the fence on the east property line went so far north.

Mr. Whitaker stated the parking on the adjacent apartment site that will face the development has a 6 ft board on board fence and the school side a split rail fence. They were taking it up to provide necessary buffer from the lights to the north of this. He also stated they have coordinated closely with the school with respect to the elimination of the access and the curbing of the return on their property, landscaping and fencing along their property. He stated the split rail fence was to delineate the edge of the school property.

Mr. Robles questioned if the notation to parkway trees was by code or practice.

Mr. Joshi stated the Petitioner is going to install the trees in the parkway otherwise if they denied installing the trees then a tree contribution is collected, and the Village installs the trees.

Mr. Robles questioned if a typical mailbox cluster would be used.

Mr. Prechtel stated they would be cluster.

Mr. Robles stated he appreciates the combination of front and rear loaded townhomes. He commends Pulte and the team for working with staff and doing that where it is appropriate.

Mr. Mytych had no questions.

Mr. Gerber stated he did agree with the lighting comment. He stated the storm water sewers all look like they go to the detention ponds not the wetland areas and asked if that was correct.

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Mr. Whitaker stated that is correct. He stated the detention basins on Wise Road would create a bunch of open space on Wise Road where there is a building today you will have 170 feet of wetland plantings upgraded vegetation in that area. He stated they would not be draining into the wetland unless it was overland flow as it exists today into the wetland.

Mr. Gerber stated as far as the landscaping if the HOA used herbicides, pesticides and insecticides would it flow into the neighborhood or possibly go into the wetland area.

Mr. Whitaker stated they can control what is being used and all would be commonly maintained, and they wouldn't disturb the wetlands. They will put easements on the wetland to the north so that nobody is in or touching that wetland.

Mr. Gerber stated there was a comment the foundation was high enough there wouldn't be flooding, but if the runoff is going into the wetland, chemicals would be put in the wetland.

Mr. Whitaker stated the top of foundation is 8'15" and the wetland is 8'11" so the lowest opening will be four feet over the elevation of that wetland. Normal requirement would be 2'.

Mr. Morgart stated there are no basements and stated the majority of the site drains to the south so there is not a lot of water that goes in the basin at the northeast corner. It was just the way the existing drainage divides are Cook County DOT does not allow them to increase the amount of drainage area to their right of way, so they had to maintain that drainage divide and that is why that basin is there. He stated the basin is a naturalized basin that is supposed to help filter the pollutants before they into the wetlands. He stated V3 is the wetlands consultant, and they have geared the plantings to help with that sort of situation.

Mr. Gerber stated with regards to traffic there was a school and 2 PUDs within a 300-yard stretch of Wise Road and there was a lot of traffic there.

Mr. Millan stated they conducted a traffic study, and it was reviewed by staff. He stated they did a comparison of the YMCA in its hay day, and it is about a third to 50% less traffic. When they did the counts, they counted from 7:00 am. to 9:00 am. and 2:00 pm to 6:00 pm. They chose 2:00 to 6:00 pm. to see what happens when the school lets out. All the intersections operate at an acceptable level of service. They analyzed to the year 2030 and all the intersections will continue operating at a good level of service. One of the thinks in the traffic study there is a two way left turn lane on Wise Road right now to accommodate the left turning traffic. They recommended that the left turn lanes be extended to also serve the proposed access drive so then you are able to have a left turning vehicle without blocking through traffic which is the same way that the school operated. They also looked to see if right turn lanes were warranted, and they were found not to be warranted.

Mr. Gerber questioned if there was a higher volume left turn right turn coming out of the subdivision.

Mr. Millan stated not everyone leaves at the same time. He stated attached single family homes generate less traffic than single family homes. He stated during the peak hour there would probably be 20-25 vehicles exiting during that hour. He stated approximately 13 of those vehicles would be making a left. He stated

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people can make the turn because of the gaps in the through traffic string that are created by the signals on either side.

Mr. Whitaker stated there was a significant complication to this. He stated there is a large apartment community to the south and the access is in-between the school access and the YMCA access. So you have an access point on the north, an access point on the north and an access point on the south. He stated he wanted to align driveway accesses across roadways, so people aren't making conflicting left turns and crossing paths. They decided they need more separation and moved the access point further to the east to create separation to the south on Wise Road and the school so there aren't various movements in one small area. They also had people watching school traffic yesterday morning and this evening to have a very current evaluation. He also stated that people do drop off and pick up through the YMCA. He said they have public roads throughout the subdivision and between the on-street parking and the 90-degree stalls facing Wise Road are more than sufficient to accommodate the few people who use the adjacent parcel to avoid the school drop off.

Mr. Piecuch questioned what the school can do to alleviate as they will have a bigger problem getting kids picked up and dropped off as that additional parking is not available.

Mr. Whitaker stated they recognize that happens today and will probably continue to happen. He stated he was pointing out there are on street parking spaces on the southern section of the east west road that will facilitate that. He stated there is a parking space a parent can sit and wait, there is a sidewalk connecting to the school. He stated they won't do anything to advertise and encourage it; but they can't stop it as it is on public streets. Mr. Whitaker stated when the measured pickup and drop off yesterday it was 10 minutes.

Mr. Piecuch stated he suggests they talk to the school to make sure they have a plan in place to address this as he foresees a backup on Wise Road for people waiting to get in to do drop off and pick up.

Mr. Whitaker stated people operate on convenience. He stated the parking lot isn't full in the morning, and it isn't that people can't get into the parking lot, they choose not to get into the parking lot because they find a path of least resistance. Every year the first week of school everyone figures out how am I dropping off my kids, what's the timing, how do I manage this, and they find the path of least resistance very quickly. He stated the first day of school there may be some backup after this is developed, but people will figure out how to manage very quickly.

Mr. Joshi stated there was an agreement in place between the YMCA and the school years ago that expired in 2001 which was never renewed. The applicant has contacted the school district and provided them with the pertinent information of the agreement indicating that it has expired.

Mr. Prechtel stated they have a signed letter from the school stating it is no longer effective.

Mr. Piecuch questioned if 4 acres was what would be developed on.

Mr. Prechtel stated it is close, about 4-5 acres for development.

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Mr. Piecuch stated the YMCA had a footprint right now and questioned how much additional green space that is there now will be taken up by new development.

Mr. Prechtel stated very little. He stated there are some trees at the north end of the development that is south of the wetland basin that are being removed at the request of the Village as they are scrap trees.

Mr. Piecuch questioned if there needed to be any consideration that Frost is a polling location.

Mr. Joshi stated staff that the village does not regulate that.

Mr. Bhagwaker stated the agenda stated on the description it stated R4 to R6 PUD.

Mr. Joshi stated that was a typo.

Mr. Bhagwaker questioned what the zoning is.

Mr. Joshi stated it will be zoned R6 and there are different uses that the R6 District uses such as places of worship, recreation centers that are much less used compared to a shopping center and are more community use based.

Chairperson Utley questioned how the school district contribution was divvied up between 54 and 211 since there are two school districts there.

Mr. Joshi stated they do collect a total fee collection based on the new formula the Village just adopted but then staff will do a separate calculation to make the distinction of what amount goes to what school district. There is an additional formula that will break down these total numbers so the Village can disperse the amounts to the appropriate taxing bodies.

Chairperson Utley stated recently architectural designs were shown for Everly, Roselle Central and Loeber and they all looked just like this. He questioned if this was the common design feature being used now.

Mr. Brolley stated this is unique to Schaumburg for them. He stated they have done this floorplan in other communities in the last five years; but have redesigned the front, sides and rear of this elevation specifically for the site.

Chairperson Utley questioned if what he was telling him was this was the common architecture being sold right now.

Mr. Brolley stated specifically for Pulte, yes.

Mr. Whitaker stated this is a very common design for what the marketplace is asking for today.

Mr. Watson questioned if any single-family homes had ever been presented for this.

Mr. Joshi stated never.

Mr. Barot questioned the next steps regarding lighting going back to staff to non-industrialize.



P2403-01 / WISE COMMONS / 300 West Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

Village of Schaumburg  
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Mr. Robles stated that condition would be incorporated into the full recommendation.

Chairperson Utley stated it would be part of the motion to approve and then add the additional condition.

Hearing no further questions or comments Chairperson Utley asked if there was a motion to close the hearing.

A motion was made by Mr. Gerber, seconded by Mr. Mytych to close the hearing.

**MOTION CARRIED: Vote 9-0 with 0 members absent.**

A poll was taken:

Mr. Don Watson	– Yes
Mr. Dale Litney	– Yes
Mr. Jeff Mytych	– Yes
Mr. Rich Gerber	– Yes
Mr. Dhitu Bhagwakar	– Yes
Mr. David Piecuch	– Yes
Mr. Steve Robles	– Yes
Mr. Anil Barot	– Yes
Mr. David Utley	– Yes

A motion was made by Mr. Gerber to recommend approval of Site Plan Approval, Special Use for a PUD, Rezoning from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit for property located at 300 West Wise Road, case number P2405-03 subject to staff conditions and have staff revisit the lighting component, seconded by Mr. Robles.

**MOTION CARRIED: Vote 6-3 with 0 members absent.**

A poll was taken:

Mr. Don Watson	– No
Mr. Dale Litney	– No
Mr. Jeff Mytych	– Yes

P2403-01 / WISE COMMONS / 300 West Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

Village of Schaumburg  
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Mr. Rich Gerber	– Yes
Mr. Dhitu Bhagwakar	– Yes
Mr. David Piecuch	– No
Mr. Steve Robles	– Yes
Mr. Anil Barot	– Yes
Mr. David Utley	– Yes

The hearing was adjourned at 8:17 p.m.

*Parth Joshi*

---

Parth Joshi, Community Planner, AICP

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

*Trisha Kern*

---

Trisha Kern, Secretary  
Plan Commission



**P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home  
11/6/2024  
Plan Commission**

Presenter: Chidochashe Baker, AICP, Community Planner  
Lead Department: Community Development

***Executive Summary:***

The petitioner requests Special Use approval to allow the use of a single-family detached residence in the R-6 Single Family zoning district as a Group Home for Savannah Senior Living at 1321 Elm Drive. The group home is proposed to be an independent/assisted living facility for older adults. The subject property is an existing single-family home located on the south side of Elm Drive and 400 feet east of Ellington Drive.

***Recommended Action:***

Staff recommends approval of a Special Use to allow the use of the single-family residence located at 1321 Elm Drive as a Group Home, Case No. P2408-01, subject to the conditions stated in the PRG report.

**ATTACHMENTS:**

Description	Type
▣ PRG Report II	Exhibit
▣ Location Map	Exhibit
▣ Application	Exhibit
▣ Floor Plan	Exhibit
▣ Survey	Exhibit
▣ Business Narrative	Exhibit
▣ minutes from 9-18-24 PC Hearing	Exhibit
▣ 9-18-24 Staff Report	Exhibit

## **PROJECT REVIEW GROUP REPORT II**

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP  
Community Planner

HEARING DATE: November 6, 2024

DATE PREPARED: October 28, 2024

CASE NUMBER: P2408-01

TITLE: P2408-01 /1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home

### **BACKGROUND INFORMATION**

Petitioner: Rukhsana Jameel

Address of Petitioner: 1321 Elm Drive  
Schaumburg, IL 60194

Status of Petitioner: Owner of the Subject Property

Existing Zoning: R-6 Single Family Residential

Location of Subject Property: The south side of Elm Drive, 400 feet East of Ellington Drive

Requested Action:

- Special Use to Allow a Group Home [Title 15, Chapter 154, Section 154.90.06 of the Village Zoning Ordinance]

### **ANALYSIS**

#### **Staff Discussion:**

The petitioner requests Special Use approval to allow the use of a single-family detached residence in the R-6 Single Family zoning district as a Group Home for Savannah Senior Living at 1321 Elm Drive. The group home is proposed to be an independent and assisted living facility for older adults. The petitioner proposes to provide this group home as an alternative to larger independent and assisted living facilities. The group home is proposed to provide a senior living setting that is not currently available in Schaumburg. Residents at the home are proposed to have the ability to independently perform everyday living activities or require assistance with performing at least two of the following activities: basic mobility, personal hygiene, medication management, and daily household tasks.

TO: PLAN COMMISSION

HEARING DATE: November 6, 2024

DATE PREPARED: October 28, 2024

CASE NUMBER: P2408-01

TITLE: P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home

Page 2 of 5

The petitioner previously came before the Plan Commission at the September 18, 2024, hearing. The Plan Commission recommended denial of the case. The Plan Commission felt that the business operating plans as presented at the time lacked information. Before the October 10, 2024, Village Board meeting the petitioner requested for the Village Board to consider sending the case back to the Plan Commission so they could have an opportunity to present additional information about the requested use. At their October 10, 2024, meeting the Village Board voted to send the case back to the Plan Commission for presentation of additional information. The case was referred to the November 6, 2024, Plan Commission meeting. The petitioner has submitted a revised business/operations narrative that provides additional information including an analysis of anticipated traffic generation and parking, a description of the abilities of the residents at the facility, proposed staffing, and daily operations.

### **Section 154.90.06 Group Home Regulations:**

The zoning ordinance classifies group homes as special uses and lists seven requirements to govern the location and operation of group homes. Those requirements are used in the evaluation of applications for group homes and were provided in the PRG report presented at the September 18<sup>th</sup> Plan Commission hearing. Below is a list of specific requirements that the petitioner has revised and provided additional information.

- A. *Occupancy: Occupancy of a group home shall not exceed a maximum of eight (8) unrelated persons, including resident support staff. A single occupancy bedroom shall contain a minimum of one hundred (100) square feet of net floor area (NFA) and each multiple occupancy bedroom shall contain a minimum of fifty-five (55) square feet of net floor area (NFA) per occupant exclusive of space devoted to closets, wardrobe areas, bathrooms, and clearly definable entryway areas.*

The petitioner has revised the number of residents and staff members at the facility and now proposes a maximum of six older adult residents (one to two senior residents per bedroom) and, two staff members at the home at any given time. A facility manager is proposed to be on site every day from 8am to 4pm and at least one caregiver will be on site at all times as required by IDPH rules. The facility manager's duties include, oversight of daily operations, standard of care, policy implementation, and management of inventory including grocery shopping. The caregiver duties include assistance with personal care, medication management, final meal preparation, housekeeping, and general logistics. No staff members will reside at the property. The owners also plan to visit the site twice per week between the hours of 8am and 4pm.

- B. *Traffic Generation and Parking: A group home shall not generate any more traffic than typically associated with a single-family or multiple-family residence, nor require more vehicular parking than exists on a local residential street or the parking spaces assigned to the dwelling unit.*

The petitioner anticipates that the traffic generated at the group home will be similar and comparable to that of a typical single-family household. Per the Institute of Transportation Engineer's Trip Generation Manual, the average traffic generated by a single-family home is

TO: PLAN COMMISSION

HEARING DATE: November 6, 2024

DATE PREPARED: October 28, 2024

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TITLE: P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home

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about 10 vehicle trips per day per house. A vehicle coming and going from a house would count as two vehicle trips.

See the table below for the petitioner’s anticipated traffic volumes at the property. Please note that the numbers provided by the petitioner in the table below are a count of individual vehicles and staff multiplied the daily numbers by two to convert them to trips for analysis.

**Traffic Volume and Pattern Analysis (for Savannah Senior Living)**

Activity	Frequency and Volumes				Peak Hours			Notes
	Daily	Weekly	Monthly	Quarterly	8:00 a.m. - 4:00 p.m.	4:00 p.m. - 12:00 a.m.	12:00 a.m. - 8:00 a.m.	
Staff - Arrivals/Departures (manager and caretakers)	4				✓	✓	✓	
Staff - Arrivals/Departures (owners)		2			✓			
Personal Care / Grooming			2		✓			
Transportation for offsite activities [library, eating out, living essentials, religious services]		5			✓			
Medical Appointments			4-6		✓			2 if all residents opt for same doctor, 4 where blended, 6 where unique]
Visitors (family and friends)			2-3		✓			
Cleaning and sanitation service (deep)			2		✓			
Medical waste disposal			1					
Holidays and special events				1-2	✓	✓		e.g., Thanksgiving, Christmas, cultural events.
Improvements and maintenance				1	✓			As needed. Existing rental license in place with satisfactory inspection by code enforcement.
Resident Move-Ins/Outs, open house/tours					✓			Occasional, scheduled in advance

Staff conducted an analysis of the traffic volumes provided by the petitioner using traffic counts performed at the intersection of Elm and Bardsey Drive in July of 2022. The annualized average daily traffic count (AADT) for Elm Drive is roughly 110 vehicles each day in each direction. Staff determined that based on the numbers provided by the applicant this use would generate an average traffic volume of 8 - 12 vehicle trips per day. The average traffic generated by a single-family home is about 10 vehicle trips per day per house. The highest traffic volume burden that would be imposed by the use, assuming every single traffic generating activity

TO: PLAN COMMISSION

HEARING DATE: November 6, 2024

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TITLE: P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home  
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noted above occurred on the same day, would be 18-20 vehicles. This is an increase of slightly over 2% in daily traffic volume annually (approximately 2,000 additional vehicles on a road that sees a little over 91,000 vehicles annually). Even with this small increase the traffic volume on Elm Drive is well within the average for what is expected on a residential street with the same number of houses on the street. The applicant proposes to schedule activities at various times and on various days to ensure that the traffic generated is not any more than typically associated with a single-family home.

The property has a garage that can accommodate two cars and a large driveway that can accommodate up to six vehicles. Parking at the property will be used mostly by staff and maybe residents. Majority of the residents are not anticipated to have vehicles. The petitioner anticipates a maximum of two resident vehicles at the home. Staff recommends that this limit be imposed as a condition. The petitioner anticipates that on average four to six cars will be parked on site at any given time for staff and residents. All other parking is expected to be transient in nature. This includes but is not limited to cleaning services, medical waste disposal pick-ups, transportation services, and various other residential related services that require parking for less than two hours and happen between the hours of 8am and 4pm. The proposed "visiting hours" for the facility are 9am to 8pm. Visitations are proposed to be scheduled in advance to coordinate and manage visitor flow for multiple residents at the same time and prevent overcrowding. This has also been listed as a condition of approval. On-street parking is also available on both sides of the street along Elm Drive.

The residence is proposed to maintain its current appearance and the parking and traffic generated by the use is proposed to be typical to that of a single-family household. The property meets the bulk regulations of the Zoning Code, and no exterior changes are proposed to the site or building. The proposed supports the Comprehensive Plan which states, that "*Senior housing should be appropriately integrated into existing neighborhoods within close proximity to commercial amenities, rather than located in isolated areas with no relationship to other uses or activities.*" Staff believes that the proposed use is compatible with the surrounding single-family residential uses in the neighborhood and is supportive of the special use request with additional conditions to ensure that the traffic and parking generated at the home is no more than typically associated with a single-family home.

### **RECOMMENDATION**

Staff has reviewed the petitioner's request and is supportive of the Special Use request to allow a Group Home. The proposed use of the property meets the requirements for a group home as listed in the zoning ordinance. Therefore, staff recommends **approval** of a Special Use to allow the use of the single-family residence located at 1321 Elm Drive as a Group Home, Case No. P2408-01, subject to the following conditions:

1. The petitioner shall abide by all provisions of Section 154.90.06 - Group Home of the Village Zoning Ordinances.
2. All State licenses and certifications shall be obtained and supplied to the Village prior to occupancy by any client resident.

TO: PLAN COMMISSION

HEARING DATE: November 6, 2024

DATE PREPARED: October 28, 2024

CASE NUMBER: P2408-01

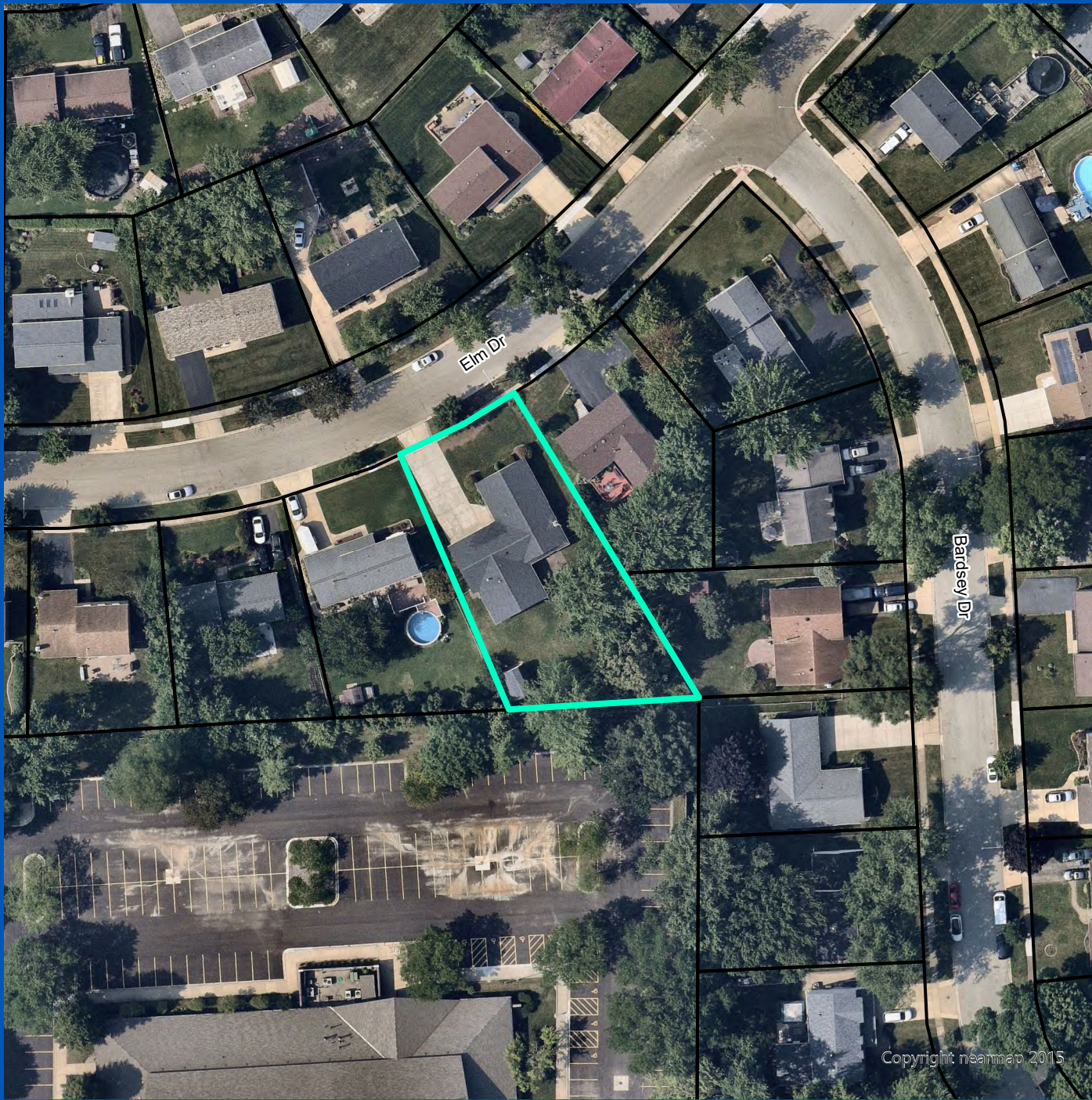
TITLE: P2408-01 / 1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home

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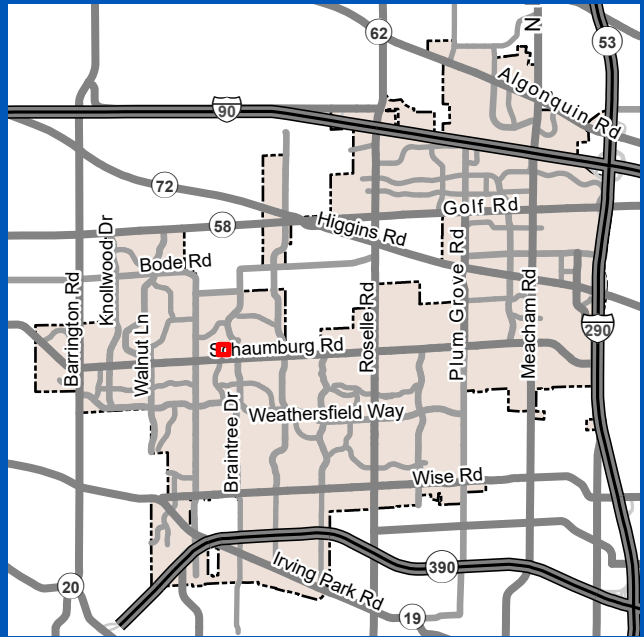
3. The stated resident population of the group home is to be assisted living for older adults. At no time shall the group home serve persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse, or persons whose primary reason for placement is the treatment of a communicable disease. Any change from the stated purpose shall require a new Special Use Approval/Amendment.
4. Occupants at the home may not exceed eight (8) individuals including staff.
5. No signage for the facility shall be allowed at the home.
6. Visiting hours for the group home shall be from the hours of 9am to 8pm. Visitations shall be scheduled in advance to coordinate and manage visitor flow and prevent overcrowding.
7. All support activities at the home shall be scheduled at various times and on various days to ensure that the traffic generated by the use is no more than typically associated with a single-family residence.
8. A maximum of two resident vehicles shall be allowed at the group home.
9. A fire sprinkler system is required in buildings that undergo a change in occupancy to a Group R-4 occupancy (group home). A permit will be required prior to the installation of the fire sprinkler system.
10. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
11. The following shall be adopted as part of the governing ordinance:
  - a. Project Narrative, prepared by Rukhsana Jameel, received by the Community Development Department on October 21, 2024.
  - b. Floor Plan, prepared by Rukhsana Jameel, received by the Community Development Department on September 3, 2024.

pc: Petitioner





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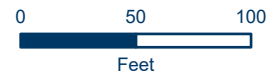


 Subject Property

**P2408-01**

**SAVANNAH SENIOR LIVING LLC**

**Special Use for a Group Home**



**1321 Elm Drive**



### DEVR-24-6

Development Review  
Application

Status: Active  
Submitted On: 8/3/2024

### Primary Location

1321 ELM DR  
Schaumburg, IL 60194

### Owner

JAMEEL, RUKHSANA  
1321 ELM DRIVE  
SCHAUMBURG, IL 60194

### Applicant

Rukhsana Jameel

[Redacted]

[Redacted]

[Redacted]

**P2408-01 / SAVANNAH SENIOR LIVING  
LLC / 1321 Elm Drive / Special Use for a  
Group Home**

## Pre-Application Contact

Have you spoken to a Village planner about this project\*

Yes

Who have you spoken to?\*

Chido Baker

## Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

## Site Information

Is this Residential, Commercial, Industrial or Mixed Use?\*

Residential

PIN Number\*

07-20-215-018-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

**Residential Subtype**

Single Family

---

**Approvals Requested**

**Setback Variation**

**Tear down and Replacement**

**FAR Credit Approval**

**Special Use - Residential**

**Residential Variation**

**Plat of Easment**

**Plat of Vacation**

**Plat of Subdivision**

**Plat of Dedication**

**Plat of Consolidation**

**PUD Site Plan Approval**

PUD Amendment

Valet - Regular

Valet - Special Event

PUD Special Use Amendment

PUD Administrative Amendment

Fence Variation

Variation - Other

Brief description of the request\*

Independent/Assisted Living


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## Applicants Signature

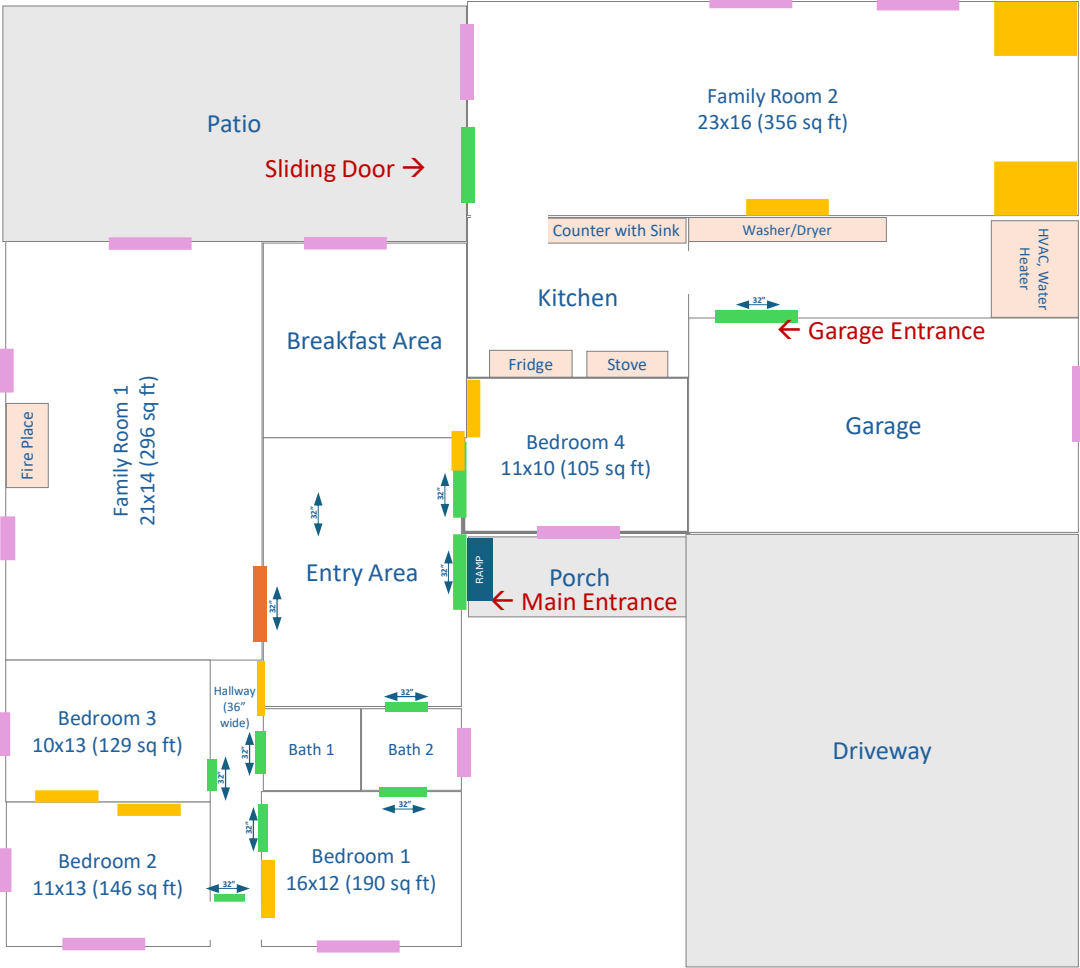
Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

**Applicant Signature**

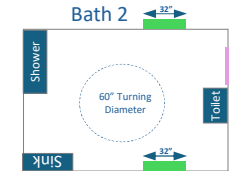
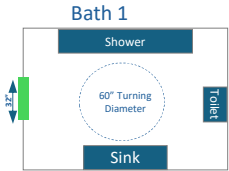
 Rukhsana Jameel  
Aug 3, 2024

1321 Elm Drive, Schaumburg IL  
 Revised Floor Plan  
 As of 9/3/2024



- Door █
- Window █
- Closet \* █
- Opening █

\* Area not included in noted sq footage



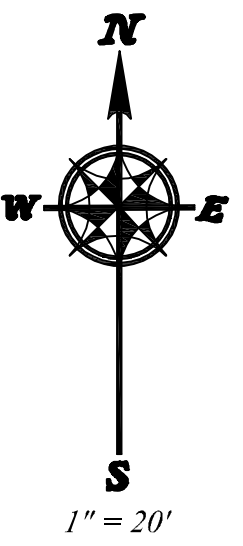
ELM DRIVE



# MURRY AND MOODY, LTD.

## Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845  
 933 S. Plum Grove Road, Suite 101  
 Palatine, Illinois 60067  
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

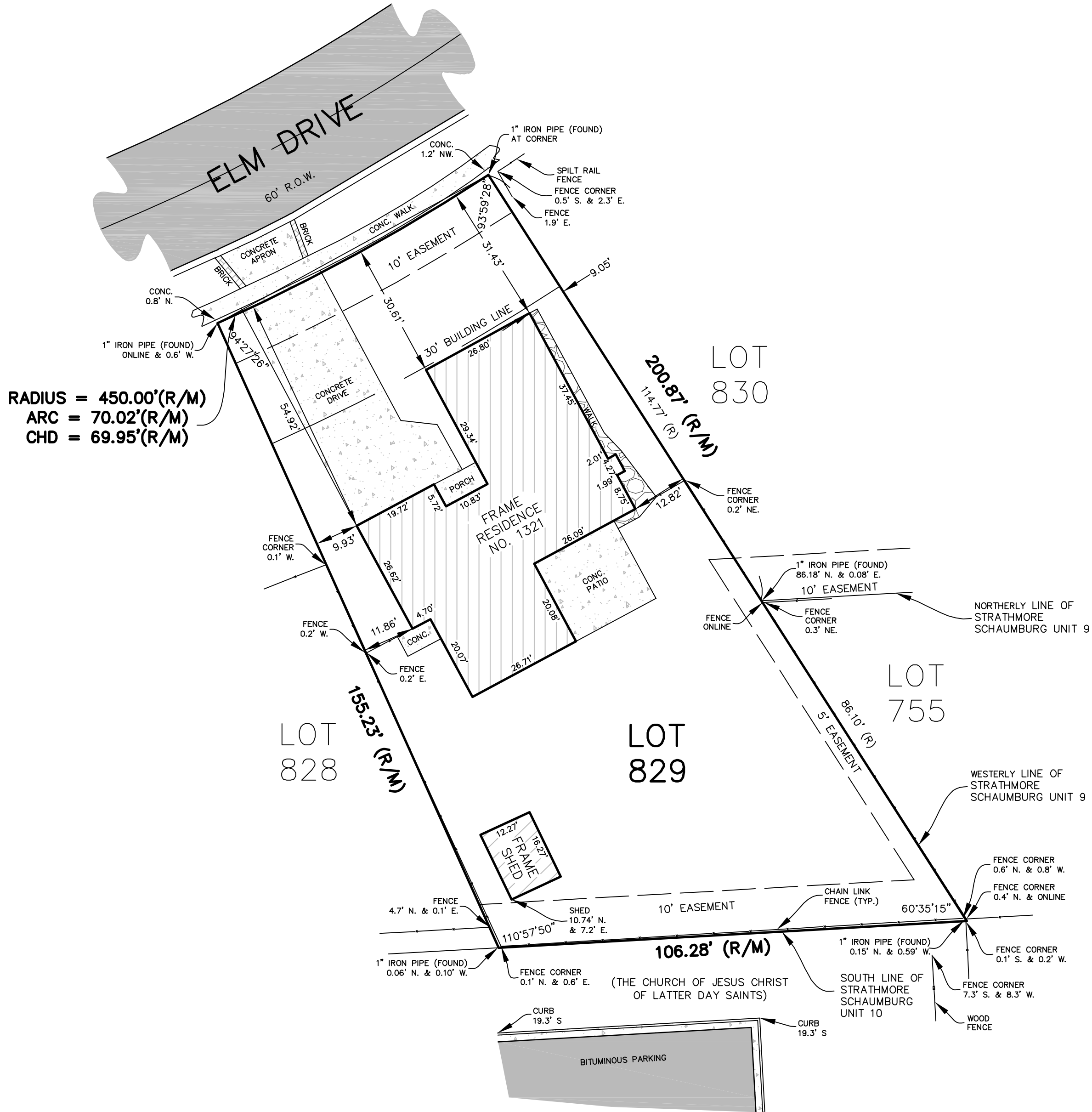


# PLAT OF SURVEY

## OF

LOT 829 IN STRATHMORE SCHAUMBURG, UNIT 10, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 14,648.21 ± S.F. / 0.336 ACRE



RADIUS = 450.00'(R/M)  
 ARC = 70.02'(R/M)  
 CHD = 69.95'(R/M)

### LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.  
 (50.25) / (N 90°00'00" E) indicates record dimension / bearing.  
 [50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 23-1205

Survey Made For: Gerald Rinella, Attorney at Law

STATE OF ILLINOIS } s.s.  
 COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: August 21, 2023

Palatine, Illinois: August 22, 2023

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529  
 License Renewal date: November 30, 2024

Project Number: 23120500

Field Book: 213L58-59

Drawing File: 23120500.dwg



## Savannah Senior Living LLC

Supplemental information  
Village of Schaumburg – Plan Commission  
November 6, 2024

As a follow-up to the Plan Commission meeting on September 19, 2024, Savannah Senior Living LLC submits additional information requested including operations related to the proposal, potential impacts on traffic and parking, residents' capabilities, and staffing. While Illinois Department of Public Health (IDPH) is the licensing agency authorized to review and approve a plan of operation, the information included herein consists of a general plan that the Applicant intends to present to the IDPH as part of the licensing process. We look forward to the opportunity to discussing the proposal with the Plan Commission and answering any additional questions.

Savannah Senior Living LLC



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## 1. Overview (narrative)

Savannah Senior Living plans to establish an assisted living facility in a residential setting that provides essential support to seniors in a warm, home-like atmosphere. Our goal is to create a nurturing environment that promotes independence, social engagement, and personalized care for each resident. Accommodating up to six residents, our facility offers an intimate alternative to larger facilities, enhancing the living experience through individualized care, stronger community connections, and ease of navigation. As confirmed by IDPH publication, this option is currently unavailable in Schaumburg and its surrounding areas, making our initiative especially valuable for the community. We anticipate creating 4 to 5 new healthcare jobs at Savannah Senior Living [please see Staffing section], in addition to contracting services with vendors and providing potential volunteer opportunities for local youth.

The proposed property is a single-family ranch home designed for easy accessibility, featuring a single-level layout with no stairs or basement. It includes four bedrooms and two full bathrooms, along with separate living and family rooms, a laundry room, and a kitchen with a cozy breakfast nook. This arrangement supports shared living and dining spaces, along with accessible bathrooms and common areas. The outdoor spaces provide opportunities for relaxation and activities, and the fenced backyard enhances security. Conveniently situated near key amenities such as healthcare facilities, shopping centers, parks, and community services, our assisted living facility ensures residents have easy access to essential resources.

The owners bring extensive medical backgrounds to the facility, having worked as liaisons between healthcare providers and patients. Their expertise includes medication management and a comprehensive understanding of the importance of collaborating with home health agencies and other medical services. This knowledge ensures that residents receive coordinated and effective care tailored to their individual needs.

Our goal is to ensure compliance with the Village of Schaumburg, the Illinois Department of Public Health (IDPH), and ADA accessibility standards. We do not intend to make any alterations that would distinguish this facility from surrounding homes. We intend to adhere to IDPH requirements, any necessary non-material changes will follow all required processes, including

permits and inspections. At this time, we do not plan to make any additions or extensions. Traffic and parking are expected to remain consistent with normal neighborhood activity, and we do not require additional parking.

We have also reviewed, understand, and plan to abide by conditions (e.g., no signage posted outside the property, installation of fire sprinkler system) set forth as part of Planning Staff's approval recommendation to Plan Commission.

Please refer to subsequent sections within this document containing further information.

## 2. Qualification Criteria

Savannah Senior Living is a non-medical facility dedicated to serving seniors who are interested in either independent or assisted living. Our independent living services provide a foundation, with additional support tailored to those who require assisted living care.

The purpose of this assisted living facility is to accommodate up to six residents, including those requiring ongoing assistance as well as fully independent individuals. We welcome both related and unrelated residents without restrictions (with at least three being unrelated and four 55 or over – IDHP mandate). As part of the IDPH application and licensing process, the property and operational plans will undergo thorough inspection and approval by the IDPH.

### Assisted Living Admissions and Exits

While the decision to explore independent or assisted living can arise from various circumstances, the typical journey can be distilled into four key phases: identification, selection, transition, and move to an assisted living facility.

1. **Need Identified:** Different situations can lead to exploring Independent or Assisted living - two broad categories: Self-Identified or recommended by doctor.
2. **Search:** Search conducted to learn more about offering and options. Savannah Senior Living may be contacted [e.g., doctor referral, marketing SEO, partner network] for an in-person tour that can be tailored for personal needs.
3. **Suitability (initial):** Suitability assessment conducted to determine if services match needs. This includes review of physician's assessment.
4. **Suitability (Ongoing):** Once admitted, there will be an annual assessment including Medicare wellness conducted by primary care physician to determine cognitive health and evaluation. If diagnosed with complex care, Savannah Senior Living will recommend a transition to Skilled Nursing Facility. We will coordinate the transfer with the family and other service providers.

### Suitability framework (initial and ongoing)

Residents generally require assistance with one or more of the following activities, which helps determine their level of care (independent or assisted living) and informs the creation of a Service Plan. This Service Plan is a dynamic document that is regularly updated to reflect each resident's evolving needs and preferences. It is important to note that we do not specialize in accommodating seniors with Alzheimer's or other forms of dementia, as these conditions typically necessitate enhanced, specialized care and around-the-clock supervision.

#### Activities (examples - inability to perform independently)

- **Basic Mobility:** Move around within their living space, including getting in and out of bed and using the restroom.
- **Personal Hygiene:** Perform personal grooming tasks such as bathing, brushing teeth, and dressing.
- **Medication:** Forgetting when to take their medications.
- **Daily Activities:** Carryout light household tasks, such as organizing personal belongings or managing laundry.

#### Staff Hours

- **Owners:** Twice a week between 8:00 a.m. – 4:00 p.m.
- **Manager: Monday – Sunday** 8:00 a.m. – 4:00 p.m.
- **Caretakers: Monday – Sunday** 24x7, with one caregiver on duty at all times, rotating according to the schedule below.
  - 8:00 a.m. - 4:00 p.m.
  - 4:00 p.m.- 12:00 a.m.
  - 12:00 a.m. – 8:00 a.m.

#### Visitor Hours

- **Visiting Hours (friends and family): Monday – Sunday** 9:00 a.m.- 8:00 p.m., scheduled in advance to coordinate and manage visitor flow to prevent overcrowding for multiple residents at the same time.

#### Service Provider Hours

- **Service providers:** Please see the traffic volume and pattern section.

### 3. Staffing

Savannah Senior Living will be supported by a dedicated team, including facility owners, facility manager, and caregivers. We will engage external vendors for essential services such as transportation, medical waste disposal, meal preparation, and grooming/personal care. Transportation for residents will be provided by a licensed and bonded third-party vendor, ensuring safe and reliable access to essential needs, outings, library visits, and scheduled medical appointments. Our resident-to-staff ratio will be 6:2 during peak hours and 6:1 at other times, significantly exceeding the IDPH minimum standard of 7:1 set by the state of Illinois.

#### Savannah Senior Living Staff - Primary Responsibilities

While the roles, responsibilities, and accountabilities vary across owners, the manager, and caretakers, our ultimate goal is to collaborate effectively to provide a seamless experience and a safe environment for our residents while ensuring compliance with regulations. We aim to achieve this through clearly defined policies and procedures, open and frequent communication, and a shared understanding of our goals and objectives. The list below outlines the key roles and responsibilities, with the IDPH serving as the ultimate and independent authority regarding standards of care and operational oversight.

#### Facility Owners

- **Oversight:** Provide oversight to ensure safe and efficient operations.
- **Compliance:** Ensure adherence to all local, state, and federal regulations governing assisted living operations.
- **Strategic Planning:** Regularly evaluate and improve services based on resident feedback and industry best practices.
- **Policy development:** Establish policies and procedures including as prescribed by IDHP and other regulatory bodies to ensure efficient operations and a safe living environment for residents.
- **Emergency Preparedness:** Develop and maintain emergency response plans, ensuring staff are trained and equipped to handle emergencies.
- **Staffing:** Oversee hiring, training, and retention of qualified staff

### Facility Manager

- **Operational Oversight:** Manage day-to-day operations of the facility including guiding, directing and assisting staff during peak periods. Train, supervise, and evaluate staff.
- **Standard of care:** Monitor and assess the quality of care provided, implementing improvements as necessary and ensuring resident satisfaction.
- **Policy Implementation:** Implement and enforce policies and procedures to maintain a safe and supportive living environment.
- **Communication:** Serve as the primary point of contact for residents, families, and external stakeholders, addressing concerns and providing updates.
- **Inventory management:** Track, shop, and restock essential supplies needed to run facility, including meals
- **Emergency Preparedness:** Maintain emergency response plans, ensuring staff are trained and equipped to handle emergencies.

### Caregivers

- **Personal Care Assistance:** Help residents with daily activities such as bathing, dressing, grooming, and toileting (i.e., Activities of Daily Living (ADLs))
- **Medication Management:** Ensure residents take their medications as prescribed, including reminders and assistance if needed.
- **Meals, prepare and serve** (preliminary meal preparation will be conducted off-site, followed by final preparations on-site)
- **Housekeeping and Light Cleaning:** Maintain a clean and tidy living environment, including light housekeeping tasks like laundry and tidying common areas.
- **Logistics:** Support residents in coordinating various needs, including medical appointments, family visits, and other outings.

## 4. Residents’ events and activities

Our holistic approach prioritizes overall well-being by offering a diverse range of activities designed to foster an engaging, socially active, and enjoyable environment. Regular assessments and updates to both on-site and off-site offerings ensure a dynamic and captivating atmosphere.

Below is a representative list and sample calendar of our activities. Specific details—including sequencing, timing, frequency, and seasonal rotations—will be established during Phase 2 (refer to the Launch Plan) and continuously refined as part of our commitment to improvement, incorporating residents’ input and feedback.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>8:00 AM</b> Breakfast	<b>8:30 AM</b> Breakfast (lets eat out)	<b>8:00 AM</b> Breakfast	<b>8:00 AM</b> Breakfast	<b>8:00 AM</b> Breakfast	<b>8:00 AM</b> Breakfast	<b>8:00 AM</b> Breakfast
<b>10:00AM</b> Backyard trip		<b>10:00AM</b> Living Essentials		<b>10:00AM</b> Backyard trip		<b>9:00 AM</b> Religious service transportation
	<b>12:00 PM</b> Lunch	<b>12:00 PM</b> Lunch	<b>12:00 PM</b> Lunch	<b>12:00 PM</b> Lunch	<b>12:00 PM</b> Lunch	<b>12:00 PM</b> Lunch
<b>12:00 PM</b> Lunch	<b>2:00 PM</b> Making a move! (exercise)	<b>3:00 PM</b> Personal care/grooming	<b>Social group meeting at Schaumburg Park District</b>	<b>6:00 PM</b> Dinner	<b>3:00 PM</b> Schaumburg Library	<b>1:00 PM</b> Sunday movie matinee
<b>Educational speaker/Historian</b>	<b>6:00 PM</b> Dinner	<b>6:00 PM</b> Dinner	<b>6:00 PM</b> Dinner	<b>7:00 PM</b> Trivia night (lounge/media room)	<b>6:00 PM</b> Dinner	<b>3:00 PM</b> Elm book club (lounge/media room)
<b>6:00 PM</b> Dinner	<b>7:00 PM</b> Game night (lounge/media room)		<b>7:00 PM</b> Game night (lounge/media room)		<b>7:00 PM</b> Movie Night (lounge/media Room)	<b>6:00 PM</b> Dinner

Notes:

- Schaumburg Library (including programs offered by Schaumburg Library [e.g., book club, senior social, technology related workshops])
- Living essentials (e.g., Mariano’s, Jewel)
- Game/trivia night: Bingo, board game (e.g., Scrabble bridge, checkers, dominos, Monopoly, card games (UNO), Yahtzee), Bingo, Jeopardy
- Doctors appointment / therapy [as identified based on resident needs]
- Backyard trip: Walkway, gardening



## 5. Traffic Volume and Pattern

We have completed a two-part evaluation to assess traffic volume and patterns, along with their impact on parking as it relates to Savannah Senior Living. Please refer to this section for detailed insights on traffic volume and patterns, while the next section (**Parking Assessment**) outlines the corresponding effects on parking.

We anticipate that traffic volume at Savannah Senior Living will be similar to, if not lower than, that of a typical household. Moreover, we expect traffic patterns to be largely predictable. While we will maintain operational flexibility, staff schedules and resident activities are planned and remain mostly consistent from week to week. In our experience, residents in independent living facilities tend to have infrequent visitors. Additionally, the nature of assisted living often consolidates trips which further reduces traffic volume.

Please refer to '**Traffic Volume and Pattern Analysis**' table below. It provides an overview of expected vehicle traffic volume and patterns based on various activities within the facility and a comprehensive analysis accounting for factors specific to our facility including the number of residents, the types of services offered, and the anticipated staff levels. We have incorporated data on scheduled activities and appointments, which tend to create predictable traffic patterns throughout the week.

We also consulted with Schaumburg EMS to gain insights into trends associated with similar-sized facilities, we were informed that similar-sized facilities do not typically generate a significant increase in service call volume, with any notable increases addressed on a case-by-case basis.

In our assessment, this holistic approach has allowed us to create a well-informed estimate of traffic generation volume, reflecting both typical household patterns and the specific needs of our residents and staff. Overall, our methodology emphasizes both data-driven analysis and real-world experience, ensuring a reliable assessment of traffic expectations for our facility. Excluded are considerations such as mail/package deliveries, village sanitation services, utility inspections/meter readings, and landscaping, as these are not directly attributable.

## Savannah Senior Living

### Traffic Volume and Pattern Analysis (for Savannah Senior Living)

Activity	Frequency and Volumes				Peak Hours			Notes
	Daily	Weekly	Monthly	Quarterly	8:00 a.m. - 4:00 p.m.	4:00 p.m. - 12:00 a.m.	12:00 a.m. - 8:00 a.m.	
Staff - Arrivals/Departures (manager and caretakers)	4				✓	✓	✓	
Staff - Arrivals/Departures (owners)		2			✓			
Personal Care / Grooming			2		✓			
Transportation for offsite activities [library, eating out, living essentials, religious services]		5			✓			
Medical Appointments			4-6		✓			2 if all residents opt for same doctor, 4 where blended, 6 where unique]
Visitors (family and friends)			2-3		✓			
Cleaning and sanitation service (deep)			2		✓			
Medical waste disposal			1					
Holidays and special events				1-2	✓	✓		e.g., Thanksgiving, Christmas, cultural events.
Improvements and maintenance				1	✓			As needed. Existing rental license in place with satisfactory inspection by code enforcement.
Resident Move-Ins/Outs, open house/tours					✓			Occasional, scheduled in advance

## 6. Parking Assessment

Considering the specific factors of our facility—such as the number of residents, the types of services offered, and anticipated staff levels—we believe the property offers ample parking. It can accommodate eight full-size vehicles without frequently relying on street parking. This includes two spaces in the attached garage and six additional spaces on the driveway, ensuring that access to the public sidewalk remains unobstructed. Notably, the longer and wider driveway provides more flexibility compared to most neighboring properties. Please refer to **Images 1 and 2** for a visual representation.

Please see summary below with details provided in table titled **‘Parking Assessment’**:

- We anticipate that, on average, four cars will be parked on-site at any given time. This estimate considers staff parking. While we don’t anticipate residents to park vehicles onsite, for the purpose of these calculations we’ve conservatively allocated two spaces for resident parking to evaluate and assess potential needs.
- With the exception staff, residents, visitors (friends, families, periodic events), we
  - Anticipate all other parking to be transient in nature (parked for <2 hours)
  - Do not foresee a need to utilize street parking frequently

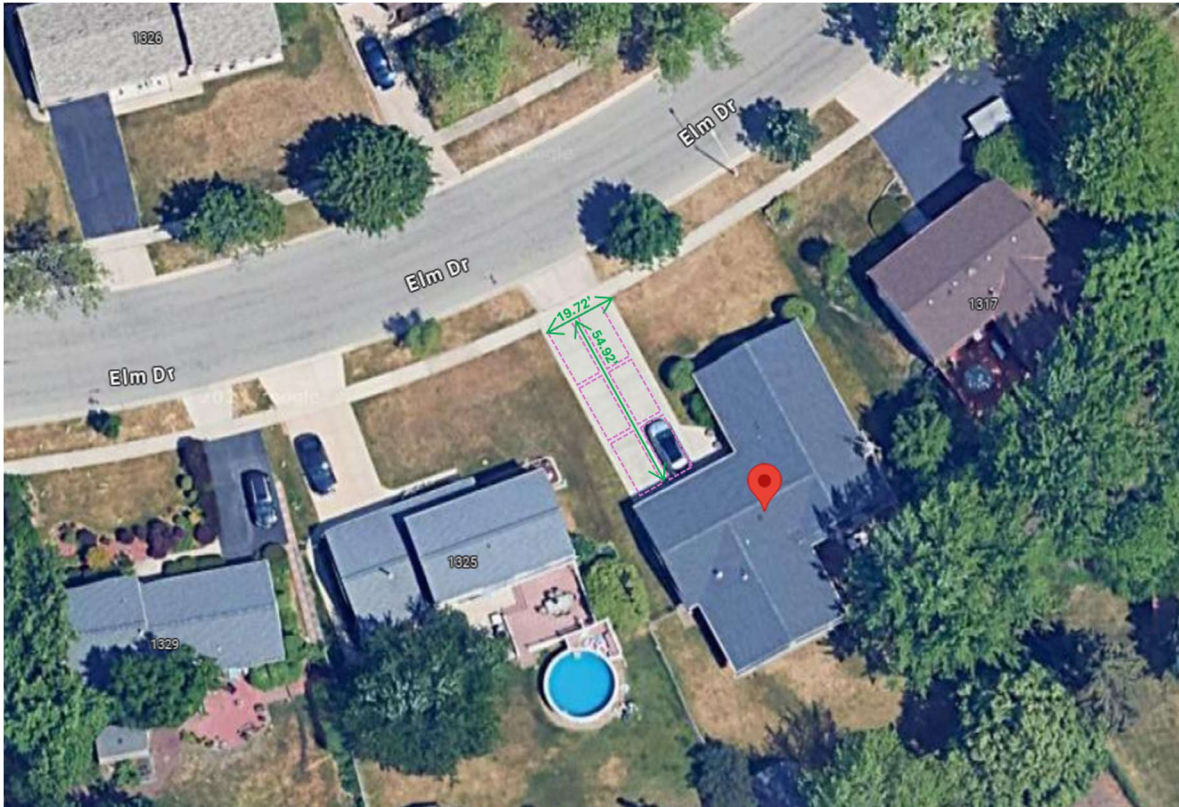
**To address any concerns, we are open to the following options:**

- Establishing a private parking agreement if necessary; we have already identified potential nearby locations.
- Scheduling visitation days and service appointments in advance, balanced with the needs and preferences of residents and their families (commonly accepted practice in the field).
- Collaborating with the Village to proactively address any parking-related issues.

Image 1



Image 2



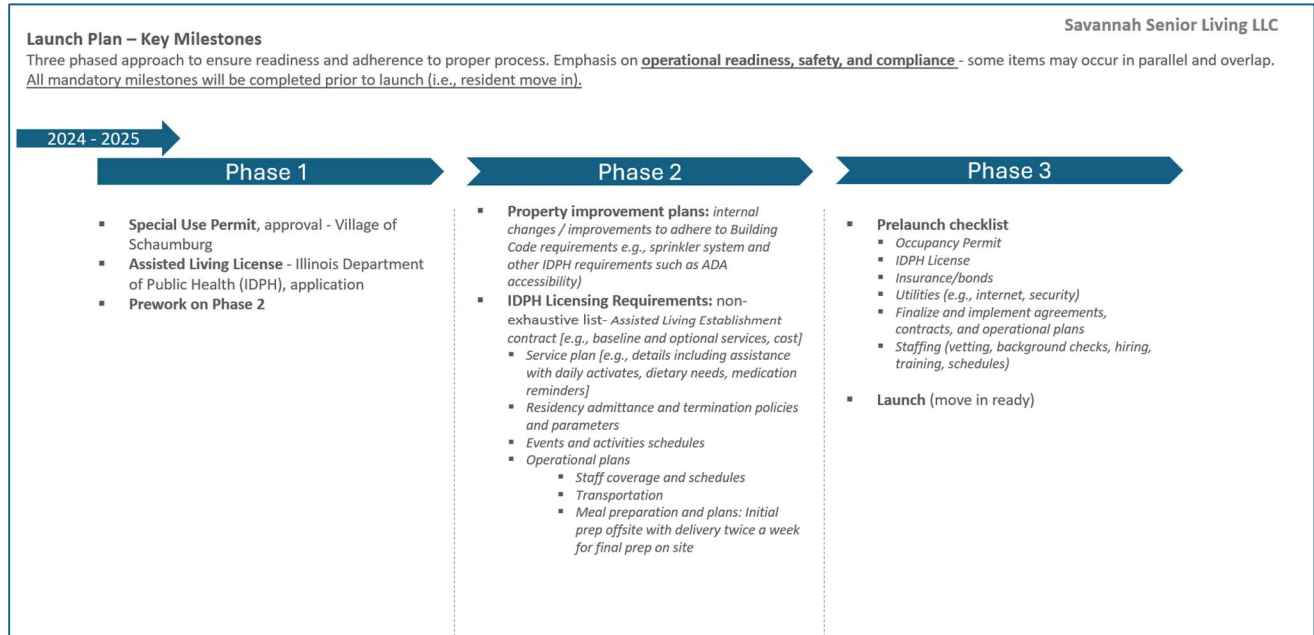
Parking Assessment (for Savannah Senior Living)

Vehicle parked 2 + hours	Does not require street parking	Requires street parking
Vehicle parked less than 2 hours		

Hours	Daily and Weekly							Monthly (frequency)	Quarterly
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday		
8:00 a.m. - 4:00 p.m.	<b>4</b> Resident vehicles (2) Staff vehicles (2)	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Breakfast / eating out  <b>1</b> Owner	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Living Essentials	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Transportation - Park District	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Owner	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Transportation - Schaumburg Library	<b>4</b> Resident vehicles (2) Staff vehicles (2)  <b>1</b> Transportation - Religious Service	<b>4</b> Personal Care / Grooming (2)  Medical Appointments (4-6)  Visitors - family and friends (2-3)  Cleaning and sanitation service - deep (2)	<b>2-3</b> Holidays and special events  Improvements and maintenance
4:00 p.m. - 12:00 a.m.	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	Medical waste disposal (1)  ***** Note: Consolidated monthly overview for clarity, specific visits distributed across days and/or alternating weeks	
12:00 a.m. - 8:00 a.m.	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)	<b>3</b> Resident vehicles (2) Staff vehicles (1)		

## 7. Launch Plan

Three phased approach to ensure readiness and adherence to proper process. Emphasis on operational readiness, safety, and compliance - some items may occur in parallel and overlap. All mandatory milestones will be completed prior to launch (i.e., resident move in).



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The hearing was called to order at 7:00 p.m. by Chairperson David Utley.

**ROLL CALL**

Members Present: Chairperson David Utley, Don Watson, Dale Litney, Jeff Mytych, Richard Gerber, Dhitu Bhagwakar, Steve Robles and Anil Barot

Members Absent: David Piecuch

A quorum was present.

Sworn in for testimony: Chidochashe Baker, Community Planner, AICP  
Todd Wenger, Landscape & Design Planner, PLA

Rukhsana Jameel  
Rubeena Siddiqui  
Ronald Gadda  
Kimberly Delvlio  
Cathy Farb  
Jonathan Farb (sic)  
Susan McKay  
Brad Shuemaker  
Jana Stefak  
Dionis Morro (sic)  
Teri Shuemaker  
Samantha Tiefenthaler  
Dan Bacon  
Jason Stebbins  
Dan Otto  
Ron Crites (sic)

Chairperson Utley introduced the case being presented, P2408-01 / SAVANNAH SENIOR LIVING / 1321 Elm Drive / Special Use for a Group Home

Chairperson Utley asked Recording Secretary if public notice was given regarding the case. Ms. Kern stated that Staff and the petitioner have given proper public hearing notification.

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Ms. Jameel stated they came up with the plan because she is a consultant who works at clinics and there is a need for a one-on-one customized care for our aging residents. Instead of having to move into a nursing home which is just a big building this would be a home for them.

Ms. Siddiqui stated she is the Petitioner's sister and has a little background working in the medical field. She stated people were always asking for suggestions on where they could go and where they could find an affordable place and talk about getting one on one. They wanted to come up with something that felt more like home, so they didn't feel like they were going to a facility. She also stated if they do great, they may come up with more. She also stated as they would be adding business to the house, she wanted to make sure it didn't cause any additional burden to the community.

Ms. Baker stated the Petitioner is requesting a special use for a group home to allow older adults. The group home is proposed to provide board and care for older adults. It is not proposed for senior citizens with Alzheimer's or other forms of dementia. Staff members will work eight-hour shifts. The proposed visiting hours are 9:00 a.m. to 8:00 p.m. The property is zoned R6 single family residential. The current land use is single family residential. The property has a lot size of 14,648 and the home size is approximately 2,642 square feet. The code has specific requirements for group home. The occupancy allowed by code is a maximum of eight persons including staff and the proposed group home will have 8 occupants and staff is also included in that count at any given time. They would have seven residents and one staff member on site at all times. There is a requirement that no group home can be closer than 1,320 feet from another group home and the closest group home is about 2,000 feet from the proposed group home. The code requires that the home is compatible in size, type and is designed in a way that it appears like other homes surrounding the property. The petitioners do not propose any changes to the appearance of the home. The code also states no signage is allowed and no signage is proposed. The requirement for traffic generation is that there shall be no more than the typical traffic that is usually seen at a residential home. The petitioners have informed staff, and it is written in the narrative that most of the residents at the home will not have vehicles and if a few do, those vehicles will be parked in the driveway or garage. Any staff coming to help with medications will utilize the driveway or utilize street parking. Staff has notified the applicants of the requirements of maintenance and unannounced bi-annual inspections. The Petitioner is in the process of applying for licensing and part of the licensing approval requires approval of the use and so they are taking the first step. Staff has included a condition of approval that the petitioner must have all licensing before occupancy is approved. Staff recommends approval of the proposed special use. Ms. Baker also confirmed that this type of group home use could not change without a new special use approval.

Chairperson Utley asked if there were any questions or comments from the public.



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Mr. Gadda stated when his home was purchased over 60 years ago, they wanted a family friendly environment. He stated three families recently purchased their homes within 150 feet of the proposed group home. He urges the planning committee to keep the neighborhood in the spirit that it was intended.

Ms. Delvlio questioned if eight cars would be there a day. She also stated that they have a high school that only allows two hours of parking per vehicle.

Mr. Utlely stated staff stated that most of the residents would not have cars.

Ms. Baker stated the Petitioner provided a project narrative that most of the residents will not have vehicles and the few that do have vehicles will be parked in the driveway along with the staff member.

Ms. Farb stated the business makes them nervous. She stated people would be there from 8:00 at night to 7:00 in the morning and questioned how many ambulances, police cars and family members would be showing up in the middle of the night. She also has a grandmother that is 94 and lives in her own home. She understands the need for senior care. Her concerns were parking, the seniors being left alone at night and questioned the turnover rate, the stigma if someone passes away there and the effects on the property values.

Mr. Farb stated he was concerned with parking that could be 14-15 cars with visitors. He stated it was a neighborhood not a commercial residence. He is concerned about how many more will pop up if we allow this to happen.

Ms. McKay asked why it needed to be done in a family home instead of using one of the empty closed down shops in strip malls. She stated it was a family neighborhood with many children on their bikes all day and was concerned about extra traffic.

Ms. Siddiqui stated she was not only a pharmacist but also a realtor so understood the property values. She stated they don't want to cause nuisance for the neighbors. They want the older generations to still feel at home. They will have a schedule where visitors take turns so there isn't an issue with the parking.

Ms. Jameel stated she is a nursing assistant and deals with much bigger facilities. In her experience a ratio for every 100 residents there would be 2 drivers. She stated that she wasn't sure that any residents would be in the condition to drive, and the staff member would have a car. She stated IDPH guidelines will be followed. A nurse or medical doctor as needed. It wouldn't be everyone showing up at a time and blocking the street.

Ms. Siddiqui stated there will be a caregiver there at all given times so no one will be left unattended.

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Ms. Baker stated group homes are only allowed in residential areas.

Mr. Shuemaker stated he commends them for what they are trying to do, but Schaumburg neighborhoods are not for that. He has lived at his address for 33 years. He stated it is a quiet and tight knit community. He stated the kids know every car up and down the street and questioned how the kids know if it was supposed to be there or not. He stated there is a spa business across the street from him. He stated they come knock on his door when his daughter is home alone and turn around in his driveway. He doesn't want that to continue to happen in his community.

Jana Stefak stated she lives four house down and has a young daughter. She stated her concerns are what if ambulance has to come at 2:00 or 4:00 a.m. and it will be loud or police. She stated it is not a place for business. She stated she is strongly against it and would sign a petition.

Mr. Morro (sic) stated he bought his house five years ago, has two kids and it is a quiet place. He is concerned that the business will be 50 feet from his house, and he isn't comfortable with that as they will park close to his window, in front of his house and also the ambulances coming.

Ms. Shuemaker stated they live in a residential area of single-family homes, not group homes. She has lived in Schaumburg her whole life. Her concerns were the amount of garbage generated, disposal of medical supplies, and keeping standards up with cooking and cleaning.

Ms. Tiefenthaler stated she is a mother of 4 and moved in 7 ½ years ago. Her oldest is driving and there are already cars on both sides of Elm, and it is an issue and that will be added to. She also stated her children walk through Elm and turning to the next street to go to the park alone to foster independence and believes this will bring people to drive as they are going to a business and not a neighborhood and her children will not be able to continue walking to the park. She is also concerned about explaining the ambulances to her kids over and over. She also stated with four kids and a husband it is hard for her to upkeep and wonders how one staff would upkeep for seven.

Mr. Bacon stated the Petitioner wants one on one staffing; but it is one to seven. They are testing a new business model in his neighborhood, and they don't know how it will work and what problems are possible. He doesn't want that tested in his neighborhood. He also stated when you search it the first thing to pop up is a good generation of income. He believes if it is approved then it will be a problem for the entire community. He echoes what people have said regarding children. He questioned if there would be background checks of all the visitors as it would allow sexual predators near his kids.

Mr. Stebbins questioned why this neighborhood. He stated it is a residential area, not for commercial. He stated it would be a full house and full driveway. He was concerned that they didn't know how long visitors would be there. He questioned if this home was bought for this purpose and is concerned it will

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be everywhere. He also questioned if there would be buses up and down the street to take them to the store and doctor's appointments.

Mr. Otto stated the group home could have no negative impact on the neighborhood. He can produce case studies that show property values could go down. If the group home scenario does not work as proposed, they could come and get another and have a whole different type of clientele. He also stated regarding Millis Lane if there was a better vetting process this thing would have been stopped long ago.

Mr. Crites (sic) stated he agrees with everything people have said about the property on Elm. His biggest concern is for the residents, and he is concerned about how putting seven people in a single-family home is beneficial to the resident. He just lost his 94-year-old mother who thrived when she moved out of her home and moved into a senior living facility. He stated they have outings, menus for the meals and activities.

Hearing no further questions or comments from the public Chairperson Utley asked for questions from the Plan Commission.

Mr. Barot had no questions.

Mr. Watson asked if the property was owned by the petitioner. Ms. Baker stated yes.

Mr. Watson questioned how many senior group homes were in Schaumburg. Ms. Baker stated there were four group homes; two for individuals with disabilities and the other two for youth experiencing homelessness as a result of issues at home.

Mr. Watson questioned what gap wasn't filled by the senior homes Schaumburg already has in this area such as Encore.

Ms. Jameel stated the price. She stated there is a base and then every service is an add on cost. She stated she has seen that people get two meals a day at the facilities. She stated she has seen a model that is very successful in Arlington Heights, and it has a waitlist for years.

Mr. Watson questioned if there was clientele lined up in the event they get the approval.

Ms. Jameel stated she doesn't have any names, but a lot of interest.

Mr. Watson questioned the criteria for the group home if there was an age range or health assessment.

Ms. Jameel stated when they are not independently able to take care of the home, not able to drive or their kids are far away, and they don't have help. She stated a lot of these residents have children who are out of state and the staff at a facility who is taking care of them.

Mr. Watson questioned the vetting process regarding the requirements she has put out.

Ms. Jameel stated a medical doctor.

Mr. Watson questioned if they had a medical doctor on site.

Ms. Siddiqui stated they are in the process. She stated they are in their first steps. She stated the criteria would be not needing to completely depend on the caregiver. They should have some sort of mobility by

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themselves and needing assistance in certain things for example, walking, being able to change or shower. Mr. Watson questioned how they determined the cost if it was a rent a room or part of a room.

Ms. Siddiqui stated Medicare doesn't usually cover this cost and a place run by corporates would be higher. She stated they did not have a number in mind. The fees, rent, caregiver costs and a driver would probably be hired so buses were not needed.

Mr. Robles questioned how they anticipate the day-to-day activities in the home to function.

Ms. Jameel stated in the morning they would have breakfast, and they have a large backyard so they plan on changing it with a walking are where the therapist can walk with patients, have a gardening area for residents. They plan on having activities in and outside the home. She also stated it will open doors for high school kids to come and spend time. She stated they lack having someone to come and see them and talk to them. They wanted to find a single-family ranch home, so it was easier than having to go up and down.

Mr. Robles requested Ms. Baker provide a rational to why the zoning code does require group homes be only in residential areas.

Ms. Baker stated the set up of the group home is for less than eight residents and is to be more residential in setting and the comprehensive plan does encourage integrating senior living in single-family residential areas to integrate the living situation. The code only allows group homes to be in residentially zoned areas rather than commercial areas.

Mr. Wenger stated in general it goes to the support services as well. When you are in the commercial area there are generally no parks and a greater distance from shopping areas. In this case where they aren't as active to be able to do that; there is still an opportunity for those integration of services that are close by.

Mr. Litney had no questions.

Mr. Bhagwakar questioned if they would be cooking the food at the site or catering.

Ms. Jameel stated at the site.

Mr. Bhagwakar questioned if another staff member would be cooking the meal or the one on site.

Ms. Siddiqui stated they intend on helping to prepare food as well.

Ms. Jameel stated such as putting together groceries. She stated they have a nurse in mind who is willing to work with them and while that person is there somebody else will be cooking.

Mr. Bhagwakar questioned if they would have less than seven people then.

Ms. Jameel state the max is seven, but it could be less at times, and it could be seven at times.

Mr. Mytych had no questions.

Mr. Gerber had no questions.

Mr. Utley questioned if anyone would be using the garage.

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Ms. Siddiqui stated that could be used by the caretaker. She stated there is room for two cars in the garage and if it isn't being utilized by residents it could be utilized by the caretaker.

Mr. Utley questioned if the first option would be cars go in the garage before the driveway.

Ms. Jameel stated yes.

Mr. Utley questioned what would happen with the shed on the property.

Ms. Jameel stated that some residents may have something of value like a dresser they would like to keep they would store it in there.

Mr. Utley questioned if they were working on the requirement of sprinklers.

Ms. Siddiqui stated they are working on that right now.

Mr. Utley questioned if there was criteria where if someone got to a certain health or age point if they age or health out so the neighbors won't be seeing ambulances, police cars or firemen often.

Ms. Siddiqui stated they are working on that as well. She stated they would have to consult a medical doctor if they needed more attention.

Mr. Utley questioned the disposal of medical supplies.

Ms. Siddiqui stated they have contact with different medical facilities that take care of the medical disposal and they would come and pick it up.

Mr. Utley stated that he has a concern that the business plan or operating plan is severely lacking at this point. He stated there are too many things that they are looking to do that they haven't thought about yet and they are asking them to approve it with all of the unknowns.

Hearing no further questions or comments Chairperson Utley asked if there was a motion to close the hearing.

A motion was made by Mr. Watson, seconded by Mr. Gerber to close the hearing.

**MOTION CARRIED: Vote 8-0 with one member absent.**

A poll was taken:

Mr. Don Watson	– Yes
Mr. Dale Litney	– Yes
Mr. Jeff Mytych	– Yes
Mr. Rich Gerber	– Yes
Mr. Dhitu Bhagwakar	– Yes
Mr. Steve Robles	– Yes
Mr. Anil Barot	– Yes
Mr. David Utley	– Yes

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A motion was made by Mr. Gerber to recommend approval of Special Use for a Group Home for property located at 1321 Elm Drive, case number P2408-01 subject to staff conditions, seconded by Mr. Mytych.

**MOTION FAILED: Vote 0-8 with one member absent.**

A poll was taken:

Mr. Don Watson	- No
Mr. Dale Litney	- No
Mr. Jeff Mytych	- No
Mr. Richard Gerber	- No
Mr. Dhitu Bhagwakar	- No
Mr. Steve Robles	- No
Mr. Anil Barot	- No
Mr. David Utley	- No

A motion was made by Mr. Gerber to recommend denial of special use for a Group Home for property located at 1321 Elm Drive, case number P2408-01, subject to staff conditions, seconded by Mr. Mytych.

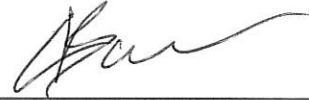
**MOTION CARRIED: Vote 8-0 with one member absent.**

A poll was taken:

Mr. Don Watson	- Yes
Mr. Dale Litney	- Yes
Mr. Jeff Mytych	- Yes
Mr. Richard Gerber	- Yes
Mr. Dhitu Bhagwakar	- Yes
Mr. Steve Robles	- Yes
Mr. Anil Barot	- Yes
Mr. David Utley	- Yes

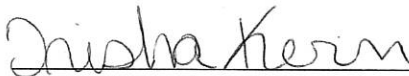
Village of Schaumburg  
Plan Commission  
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The hearing was adjourned at 8:03 p.m.



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Chidochashe Baker, Community Planner, AICP  
I have reviewed the minutes, and they accurately  
represent the actions taken by the Plan  
Commission



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Trisha Kern, Secretary  
Plan Commission

## **PROJECT REVIEW GROUP REPORT**

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP  
Community Planner

HEARING DATE: September 18, 2024

DATE PREPARED: September 9, 2024

CASE NUMBER: P2408-01

TITLE: P2408-01 /1321 Elm Drive / SAVANNAH SENIOR LIVING LLC/ Special Use for a Group Home

### **BACKGROUND INFORMATION**

Petitioner: Rukhsana Jameel

Address of Petitioner: 413 Tebay Place  
Schaumburg, IL 60194

Status of Petitioner: Owner of the Subject Property

Existing Zoning: R-6 Single Family Residential

Location of Subject Property: The south side of Elm Drive, 400 feet East of Ellington Drive

Requested Action:

- Special Use to Allow a Group Home [Title 15, Chapter 154, Section 154.90.06 of the Village Zoning Ordinance]

### **ANALYSIS**

#### **Staff Discussion:**

The petitioner requests Special Use approval to allow the use of a single-family detached residence in the R-6 Single Family zoning district as a Group Home for Savannah Senior Living at 1321 Elm Drive. The group home is proposed to be an independent/assisted living facility for older adults. The subject property is an existing single-family home located on the south side of Elm Drive and 400 feet east of Ellington Drive.





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The Zoning Code defines a Group Home as “A specialized residential care home serving four (4) or more unrelated persons with disabilities, including resident support staff, which is licensed, certified or accredited by appropriate local, state or national bodies. Group homes do not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse, or persons whose primary reason for placement is the treatment of a communicable disease.”

The petitioner proposes a group home to provide "board and care" including but not limited to housing, meals, personal care, and medication management for older adults. The group home is proposed to be a non-medical facility to help older people with disabilities in a residential setting. The facility is not proposed to cater to senior citizens with Alzheimer’s or other forms of dementia.

The petitioner proposes to make all the necessary interior changes to bring the building to compliance with the Village code, state licensing, and ADA accessibility requirements. One of the changes includes the installation of a fire sprinkler system for the facility as required by Building code. A fire sprinkler system is required in buildings that undergo a change in occupancy to a Group R-4 occupancy (group home). The petitioner is not proposing any exterior changes to the property. The property is currently in compliance with R-6 zoning code requirements as shown in the table below.

*R-6 Bulk Requirements*

<b>Zoning Code</b>	<b>Required</b>	<b>Existing</b>
Lot Size	10,000 Sq Ft	14,648 Sq Ft
Floor Area Ratio Baseline	32% / 4,687 Sq Ft	18.41% / 2,697 Sq Ft
Front Yard Setback	30 Ft	30.61 Ft
Rear Yard Setback	30 Ft	62.75 Ft
Side Yard Setbacks	10% of lot width = 7.08 Ft	9.05 Ft

The petitioner will also be seeking State of Illinois licensing for the Group Home to house both related and unrelated older adults. The petitioner will be obtaining all the necessary licensing for the facility prior to approval for occupancy at the property. As part of the licensing process, the Illinois Department of Public Health (IDPH) will inspect and review the property and proposed staffing for compliance with state requirements. This has also been listed as a condition of approval.

**Section 154.90.06 Group Home Regulations:**

The zoning ordinance classifies group homes as special uses and lists the following regulations to govern the location and operation of group homes. These criteria must be used to evaluate the proposal.

*(A) Occupancy: Occupancy of a group home shall not exceed a maximum of eight (8) unrelated persons, including resident support staff. A single occupancy bedroom shall contain a*

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*minimum of one hundred (100) square feet of net floor area (NFA) and each multiple occupancy bedroom shall contain a minimum of fifty-five (55) square feet of net floor area (NFA) per occupant exclusive of space devoted to closets, wardrobe areas, bathrooms, and clearly definable entryway areas.*

The home has four (4) bedrooms in total that will all be used for housing residents of the Group Home. Only three of the four bedrooms are appropriately sized to allow two (2) occupants per room as required by the Village code. The maximum occupancy for the proposed Group Home shall be limited to no more than eight (8) persons including staff. The petitioner has confirmed that no more than one staff member and seven older adult residents will occupy the home (one to two senior residents per bedroom) at any given time. Staff members will work 8-hour shifts and will not be residing at the property.

*(B) Spacing: A group home may be located no closer than one thousand three hundred twenty feet (1,320') from another group home in a single-family residential district, and no closer than six hundred feet (600') from another group home in a multiple-family residential area. This requirement may only be waived if the village board, acting upon the recommendation of the zoning board, finds that the cumulative effect of such uses would not alter the residential character of the neighborhood; would not create an institutional setting; and would not adversely affect surrounding properties.*

Staff has identified four Group Homes in the Village and each of these existing Group Homes are located further than the distance requirement of 1,320 ft.

Address	Current Zoning	Distance from proposed Group Home
220 Civic Drive (Shelter Inc.)	R-6	Approx. 2,065 feet
934 Parker Drive (Little City)	R-6	Approx. 4,085 feet
1465 W. Wise Road (Little City)	R-4	Approx. 8,589 feet
1625 W. Wise Road (Wings Program Inc.)	R-6	Approx. 8,935 feet

*(C) Residential Character: A group home shall be designed to be compatible in size, type and building material to adjacent homes. In addition, a group home shall have no signage or activities that would alter the residential character or appearance of the dwelling. With the exception of those office activities and meetings which involve only the resident staff of the group home in which they occur, no office use or agency meetings may be held within the group home.*

The home will maintain the existing single-family residential appearance. No exterior or site alterations are proposed. No signage is proposed.

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*(D) Traffic Generation and Parking: A group home shall not generate any more traffic than typically associated with a single-family or multiple-family residence, nor require more vehicular parking than exists on a local residential street or the parking spaces assigned to the dwelling unit.*

The property has a large driveway that can accommodate at least four vehicles. On-street parking is also available on both sides of the street along Elm Drive. The applicant anticipates majority of the residents will not be driving any vehicles but expects at least one resident to drive a vehicle. Parking at the property will be used mostly by staff and visitors. Proposed staff includes an onsite caregiver and occasional visiting medical providers. The proposed “visiting hours” for the facility are 9:00 AM to 8:00 PM.

*(E) Maintenance: Group homes shall be maintained in a safe, sanitary and attractive condition at all times, in conformance with all applicable local, state and federal codes and ordinances.*

Group Homes are subject to all the maintenance regulations as single-family homes. The property would continue to be inspected as part of the Code Enforcement’s exterior property maintenance program which inspects homes on a 5-year cycle. Also, the Code requires bi-annual inspections for group homes to ensure all applicable codes and ordinances are met.

*(F) Licensing: Group homes shall obtain and maintain at all times valid licensing, certification, and/or accreditation by appropriate local, state and national bodies charged with the regulation of group homes and shall adhere to all governing local, state and national codes and regulations. Group homes not licensed by local, state or national licensing, certification, or accreditation processes shall not be allowed.*

*In addition, the group home sponsor shall supply the village with the following information:*

- 1) Location of the group home.*
- 2) Name, address, and qualifying references of the sponsoring agency.*
- 3) Letter of explanation elaborating on the maximum number of residents to be served, general programming, hours of operation and maximum number of and qualifications of staff to be assigned to the group home. Whenever clients are present, at least one qualified staff person, as determined appropriate by current Illinois Department of Mental Health and Developmental Disabilities standards, shall be present in the group home at all times.*
- 4) Evidence of appropriate local, state and/or national licensing, certification or accreditation for the facility and/or agency, as required.*
- 5) Building floor plan and plat of survey.*

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- 6) *Proof of agency ownership, option to own, or signed lease for the residence to be occupied. Ownership or lease of the group home by residents of the facility shall be permitted provided agency ownership and leasing requirements as set forth by the Illinois Department of Mental Health and Developmental Disabilities and delineated in section 115.300 - environmental management of living arrangements, paragraphs b) and c) are complied with.*

The petitioner has confirmed that all licensing, certification, and/or accreditation by appropriate local, state and national bodies will be in place prior to occupancy at the Group home. This has also been listed as a condition of approval.

The petitioners/ business owners have experience working as a liaison between providers and patients, medication management, and understand the needs of involving entities such as home health and any other medical care. The project narrative for the proposed use identifies the number of residents proposed to be served, hours of operation, and staff qualifications. Proposed floor plan and Plat of Survey of the property have been submitted and attached to your packets.

- (G) *Biannual Inspection: Group homes, as determined necessary by the director of community development or his/her designee, shall be subject to two (2) unannounced inspections per year. The inspections are to ensure that all of the regulations in this and all other village ordinances are adhered to as a responsibility of receiving special use approval for such a use in a dwelling. The first such inspection shall occur as part of the village's review process for the group home. Failure to comply with the provisions of this or any other codes or ordinances will result in the revocation of the special use for the group home.*

It will be the village's responsibility to perform the requisite inspections. Staff has notified the petitioner of this requirement. The applicant is aware of and is in agreement with this requirement.

The residence is proposed to maintain its current appearance as a single-family home. The property meets the bulk regulations of the Zoning Code, and no exterior changes are proposed to the site or building. Staff believes that the proposed use is compatible with the surrounding single-family residential uses in the neighborhood and is supportive of the special use request.

**The Zoning Ordinance, Special Use Section 154.44(D)(3) - states that the Plan Commission may take into consideration the extent to which the following facts have been established which may be favorable to the applicant when considering a special use application:**

1. *The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

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The Village's Comprehensive Plan discusses the need to integrate small single-family assisted living into existing neighborhoods, "*Senior housing should be appropriately integrated into existing neighborhoods within close proximity to commercial amenities, rather than located in isolated areas with no relationship to other uses or activities.*" Aging seniors benefit from a living environment that is familial and residential in character as opposed to more remote commercial areas. The proposed senior group home at this location is in keeping with this directive, maintains the residential neighborhood character, and contributes to the welfare of the community by offering varied housing options for seniors.

2. *Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The proposed Group Home at this location will not be detrimental to the community or the immediate neighborhood in which it is proposed.

3. *The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.*

The applicant is aware of the various village regulations and is in agreement with the regulations.

### **RECOMMENDATION**

Staff has reviewed the petitioner's request and is supportive of the Special Use request to allow a Group Home. The proposed use of the property meets the requirements for a group home as listed in the zoning ordinance. Therefore, staff recommends **approval** of a Special Use to allow the use of the single-family residence located at 1321 Elm Drive as a Group Home, Case No. P2408-01, subject to the following conditions:

1. The petitioner shall abide by all provisions of Section 154.90.06 - Group Home of the Village Zoning Ordinances.
2. All State licenses and certifications shall be obtained and supplied to the Village prior to occupancy by any client resident.
3. The stated resident population of the group home is to be assisted living for older adults. At no time shall the group home serve persons as an alternative to incarceration for a criminal offense, or persons whose primary reason for placement is substance or alcohol abuse, or persons whose primary reason for placement is the treatment of a communicable disease. Any change from the stated purpose shall require a new Special Use Approval/Amendment.
4. Occupants at the home may not exceed eight (8) individuals including staff.
5. No signage for the facility shall be allowed at the home.
6. Visiting hours for the group home shall be from the hours of 9am to 8pm.

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7. A fire sprinkler system is required in buildings that undergo a change in occupancy to a Group R-4 occupancy (group home). A permit will be required prior to the installation of the fire sprinkler system.
8. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
9. The following shall be adopted as part of the governing ordinance:
  - a. Project Narrative, prepared by Rukhsana Jameel, received by the Community Development Department on September 9, 2024.
  - b. Floor Plan, prepared by Rukhsana Jameel, received by the Community Development Department on September 3, 2024.

pc: Petitioner