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**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
MARCH 21, 2011**

I. CALL TO ORDER

In the absence of Chairman Zawacki, Commissioner Krywaruczenko served as Chairman Pro Tem (Chairman Krywaruczenko), and Commissioner Sydelko served as Secretary.

Chairman Krywaruczenko called the meeting to order at 7:30 PM.

II. ROLL CALL

Present: Commissioners Goodwin, Przepiora, Sydelko, Krywaruczenko, Hendricks

Absent: Ch. Zawacki, Commissioner Mast

Also present: Terry Oppermann, Jon Green, Rudy Melchiorre, Michael Mays, Emily Rodman, Jennifer Walden, Tonie Harrington

III. CONSIDERATION OF FINAL SITE PLAN REVIEW—6804 ROUTE 53—CLARA’S RESTAURANT

A. PRESENTATION

Ms. Jenny Walden, Planner for the Village of Woodridge, explained that the subject property, located at 6804 Route 53, is presently vacant and undeveloped. There is a significant drop off along the west property line as well as a significant grade change between the north and south properties. Clara’s Restaurant currently leases space at the shopping center to the north of the subject property and has been at that location for 24 years. Due to the success of the restaurant, the applicant, owner of Clara’s Restaurant and the subject property, plans to build a new facility on the subject property and has submitted applications for site plan review approval. Ms. Walden said the previously approved development for this site was in 2000 for a Steak ‘n’ Shake, but that project never moved forward. The special use permit for a drive-thru and fast food restaurant for the Steak ‘n’ Shake project became null and void since construction on the site did not begin within one year of Village approval.

Ms. Walden said the proposed restaurant use is permitted in the B-3 zoning district. Additionally, the proposed use is compatible with surrounding uses along Route 53. The applicant will provide 84 parking spaces, which exceeds the Village Code requirements. Access to the site will be along Route 53. The access will be exclusive to Route 53 due to the grade change between the properties to the north and the south.

1 As it relates to signage, detailed signage plans have not yet been provided to the
2 Village. However the proposed ground sign location and required landscaping are
3 included in the site plan. The applicant will be required to submit for sign permits prior
4 to installation of the proposed signage. The signage must meet all Village Code
5 requirements.
6

7 Storm water detention for the property has been provided for in an off-site detention
8 basin located between Double Eagle Drive and Hobson Valley Drive. The difference in
9 runoff between the undeveloped condition of the property already utilizing the off-site
10 detention and the proposed developed condition of the property will be detained on-site
11 in the parking lot and piped to the off-site detention basin. Best management practices
12 were also included in the proposal, which include six rain gardens in the parking lot
13 islands, planted with native vegetation. In total, the site will consist of 39% open space.
14 Ms. Walden said there are a few minor landscaping items that the applicant must
15 address prior to Village Board consideration of the project.
16

17 Commissioner Sydelko noted that Staff's report indicated that the applicant had made a
18 request to IDOT for access [to Route 53] and asked the status of that request. Ms.
19 Walden responded that they have communicated with IDOT and received preliminary
20 review comments.
21

22 Mr. John Green, Civil Engineer with Engineering Resource Associates, Inc., added that
23 the applicant has had one round of IDOT review comments. They are generally in
24 agreement with the curb cut access, and there are some minor elements, such as fire
25 hydrant replacement, that have to be addressed.
26

27 Commissioner Sydelko then asked if northbound traffic would have to cross the street.
28 Mr. Green said there is a full access center median there now. Mr. Melchiorre, of
29 Clara's Restaurant, clarified that the property to the north and south also have access
30 via that center median, and that area is privately plowed.
31

32 Commissioner Hendricks asked what type of food Clara's served. Mr. Melchiorre said it
33 would be the same as it is now, an Italian family-style restaurant.
34

35 Commissioner Przepiorka questioned the orientation of the site with the back of the
36 restaurant facing Route 53 instead of the front facing Route 53. Ms. Walden said it was
37 the preference of the applicant.
38

39 Mr. Terry Oppermann, Architect for the project, said that the site had previously been
40 filled with unsuitable soil with a steep grade change. The soil that was used to fill in and
41 level out the area is deeper to the west of the property than the east, and for that
42 reason, they kept the building closer to Route 53. They wanted to create a building that
43 had architectural details on all sides, but with the entrance to the southwest facing the
44 parking area.
45

1 Ms. Walden said that Staff recommends approval of this request, as noted on Pages 3
2 and 4 of Staff's report, including plans a-e, and conditions i-iv.

3
4 Commissioner Przepiorka asked Mr. Oppermann about the landscaping plan that was
5 submitted with the elevation renderings as part of Attachment 4, and whether it was
6 consistent with their plan. Mr. Oppermann responded that that landscaping included in
7 the elevations was included to provide an example of what landscaping might look like.
8 However, there was a landscape plan submitted as part of the submittal completed by a
9 professional landscaper, which differs slightly from what is shown on the elevation
10 rendering.

11
12 **B. PUBLIC COMMENT**

13
14 Chairman Krywaruczenko noted that there was no one present in the audience to make
15 a public comment concerning this application.

16
17 **C. REVIEW AND CONSIDERATION**

18
19 There being no further comment from the Commission, Chairman Krywaruczenko called
20 for a Motion.

21
22 **D. RECOMMENDATION**

23
24 **Commissioner Przepiorka moved that the Plan Commission recommend to the**
25 **Mayor and the Village Board of Trustees approval of the Site Plan Review in**
26 **accordance with plans a. through e., and conditions i. through iv. on page 4 of**
27 **Staff's report dated March 21, 2011. Commissioner Hendricks seconded the**
28 **Motion.**

29 **All in favor. The Motion carried.**

30
31
32 **IV. PUBLIC COMMENT (items unrelated to the agenda)**

33
34 There were no members of the public present at the meeting.

35
36 **V. DISCUSSION ITEMS**

37
38 Ms. Emily Rodman noted that the Plan Commission received a memorandum this week
39 requesting that they save the date of May 3, 2011 for the Village tour. The tour will
40 begin at Village Hall at 5:30 p.m. and last approximately two and a half hours.
41 Chairman Krywaruczenko asked the purpose of the tour and Ms. Rodman responded
42 that it is an opportunity for Village staff to highlight some of the key policy and
43 development issues that the Village has been facing for both the Plan Commission and
44 Village Board. A box dinner will be provided.

1 **VI. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

2

3 There were none.

4

5 Commissioner Przepiorka asked the status of the Text Amendments which were
6 reviewed at the last meeting. Ms. Rodman replied that Staff would bring those
7 Amendments back to the Commission at its April 4th meeting. There will also be a
8 proposal presented by Centerpointe Shopping Center for new signage at that meeting.

9

10 **VII. ADJOURNMENT**

11

12 **Commissioner Goodwin moved to adjourn the meeting, seconded by**
13 **Commissioner Przepiorka.**

14 **All in favor. The Motion carried.**

15

16 Chairman Krywaruczenko adjourned the meeting at 7:45 PM.