

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
APRIL 16, 2012**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Commissioners Hendricks, Krywaruczenko, Przepiorka, Sydelko,
Chairman Zawacki

Absent: Commissioners Goodwin, Mast

Also present: Michael Mays, Jennifer Walden, Jason Zawila, Wendy Strickler

III. APPROVAL OF MINUTES FOR THE FEBRUARY 20, 2012 MEETING

Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to approve the minutes of the February 20, 2012 meeting.

All in favor. The Motion carried.

IV. CONSIDERATION OF A VARIATION TO SECTION 9-11-7B1a(3)(A) OF THE MUNICIPAL CODE, THE ZONING ORDINANCE OF THE VILLAGE OF WOODRIDGE – 2317 75TH STREET – JETCO PROPERTIES, INC.

A. PUBLIC HEARING

Chairman Zawacki called the Public Hearing to order at 7:32 PM. He reviewed the application before the Plan Commission, verifying that all required public notices had been given. He then called for a Motion to adopt the Rules of Procedure.

Commissioner Krywaruczenko moved to adopt the Rules of Procedure, seconded by Commissioner Hendricks.

All in favor. The Motion carried.

Chairman Zawacki then called upon the Applicants to make their presentation.

Jessica Wiebesiek, of Camberus & Theodore, 2454 E. Dempster Street, Suite 202, Des Plaines, IL 60016, representing Jewel Osco, part of the SuperValue Corporation or Jetco Properties, presented the request for a sign variation. Ms. Wiebesiek indicated that the store is undergoing a \$2 million remodel and with any Jewel Osco remodel, SuperValue has requested that the signage be updated to the new sign criteria package. The Pharmacy sign is proposed to be updated to Osco Pharmacy, the Liquor sign to Wine & Spirits and new citrus graphics, which are part of SuperValue's national branding identity, are proposed on the storefront. The citrus graphics are exceeding the request for the increased signage calculation. SuperValue is trying to

make a national identity of all their stores, so the goal is to have all Jewel Osco's in the Chicago land area with a similar look. Tonight's presentation is of a typical sign package that has been located on remodeled Jewel Osco stores. Ms. Wiebesiek said she worked with planning staff to come up with a scheme that is more closely related to what is acceptable. Ms. Wiebesiek said their request is to have an increase of roughly 100 square feet so the Jewel Osco sign can be reduced and allow for the citrus graphics to go onto the building front. Ms. Wiebesiek said that she has reduced the overall individual lettered signage from 698 square feet to a smaller amount to allow for the 210 square feet of graphics. On this plan there are fewer words on the building storefront and more citrus graphics. The storefront faces Janes Avenue and is setback 550 from the street. The smaller sign package is spaced out quite a bit over the large 320 foot building front and the signage is not overwhelming. The signage that is facing 75th Street is setback 200 feet from the street and is just going to be refurbished stain with the same Jewel-Osco signage and pharmacy information.

With there being no questions from the Plan Commission, Chairman Zawacki asked for a presentation from staff.

Jenny Walden, Senior Planner with the Village of Woodridge said that the Jewel-Osco property is located at 2317 75th Street. The building is setback about 175 feet from 75th Street and 550 feet from Janes Avenue. The proposed signage exceeds the relief that has been granted to the store in the past which is triggering the variation request. As Ms. Wiebesiek mentioned, this is part of the standard signage package that Jewel is looking to incorporate in the Chicago land area and coincides with their roughly \$2 million store remodel. There are five signs on west facade and two on north totaling 698 square feet of sign surface area. Code allows 250 square feet per side, but previous approvals have granted relief in the past, which allow 698 square feet total - 198 on the north and 500 on the west facade. There were two options presented to staff from Jewel that are outlined in attachments 2-4 of staff report's, which can be entered into the record as Exhibit B. No changes to the size of the signage on the north façade are proposed. Option 1 would increase the total west façade signage from 500 square feet to 602 square feet, for a total of 800 square feet of wall signage on the west facade. Option 2 would increase the total west façade from 500 square feet to 769 square feet, bringing the total to 967 square feet. Due to the size of the façade and the fact that the building is setback 550 feet from Janes Avenue, staff is supportive of additional relief for the west façade. Staff is in support of Option 1 and not Option 2. Option 2 requests significantly more than what's been granted in the past to large retail businesses. Staff feels Jewel can adequately accomplish their goal with Option 1.

Chairman Zawacki asked for cross examination.

Commissioner Przepiorka asked Ms. Wiebesiek what option they are asking the Plan Commission to consider. Ms. Wiebesiek said they are asking for the option that staff supports. Ms. Wiebesiek said the major difference between the two options would be refurbishing the existing 8 foot 7 inch Jewel Osco sign, but they've agreed to use a smaller Jewel Osco sign in order to increase some of the other signage on the building front. They are asking for the Plan Commission to consider Option 1.

Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to close the public hearing.

All in favor. The Motion carried.

Chairman Zawacki closed the Public Hearing at 7:43 PM.

B. REVIEW AND CONSIDERATION

Ms. Walden stated that draft Findings of Fact are included in Attachment 7 and should be adopted with a separate motion. Ms. Walden said that Staff recommends that the Plan Commission make a recommendation to the Mayor and Village Board approval of the variation to increase the maximum wall signage on the west façade to 602 square feet, subject to the Findings in Attachment 7, the plans and conditions in staff's report.

Chairman Zawacki called for questions or comments from the Plan Commission members.

Chairman Zawacki referenced Attachment 1 of Staff's Report and asked didn't the Village approve a drive-thru. Ms. Walden said a drive-thru was approved in 2010 and Attachment 1 appears to be an old survey. Ms. Wiebesiek said she can get an updated survey to the Village.

Commissioner Krywaruczenko asked about the lighting for the signage. Ms. Wiebesiek said the Jewel Osco, Wine & Spirits and Osco Pharmacy are all lit with LED's internally and typically the citrus graphics have a light which is not that bright and slightly shines. If the current signage that is to be refurbished on the north side is an older light style then they will be putting in more energy efficient LED's along with new lenses.

Commissioner Krywaruczenko asked if the Village will be checking to make certain they are compliant with code. Ms. Webasick said their sign contractor will be submitting the signage application and all that information will be on it. Ms. Walden said it will be reviewed through the building permit process.

C. FINDINGS OF FACT

Chairman Zawacki called for a Motion to adopt the Findings of Fact as found in Staff's Memorandum dated April 16, 2012.

Commissioner Krywaruczenko moved to adopt the Findings of Fact.

Commissioner Przepiorka seconded the Motion.

All in favor. The Motion carried.

D. RECOMMENDATION

Commissioner Przepiorka moved that the Plan Commission recommend to the Mayor and the Board of Trustees approval of the variation to increase the maximum wall signage on the west façade to 602 square feet, subject to the

Findings of Fact in Attachment 7 as previously adopted by the Plan Commission and subject to the signage elevation plan as prepared by Camburas & Theodore, 2454 E. Dempster, Suite 202, Des Plaines, Illinois, identified as project Number 3062, dated February 14, 2012 and consisting of 1 sheet, and subject to the two conditions on page four of Staff's Memo dated April 16, 2012. Commissioner Krywaruzcenko seconded the Motion.

All in favor. The Motion carried.

V. CONSIDERATION OF SITE PLAN REVIEW – 2600 107TH STREET – PRES-ON TAPE & GASKET CORP.

A. REVIEW

Ms. Walden said the applicant is seeking site plan approval to construct an overhead door and associated drive aisle at the property located at 2600 107th Street. The Village involuntarily annexed the property in 2002 and it was rezoned to ORI in 2008. Pres-On is under contract to purchase the property and would like to consolidate their existing operations on the subject property. The site is legal non-conforming as it relates to some of the site design and parking. The existing legal non-conformities can remain per Village code, but any future expansions to the building must comply with Village code requirements. The proposed overhead door is to be located on the north façade of the building. The door will be utilized approximately twice a day by a 27 foot truck, storage trailer or delivery van. The access drive will provide the necessary vehicular access through the existing parking lot north of the building. There are four existing parking spaces that must be relocated to accommodate for the access to the overhead door. Those four stalls are proposed to be relocated at the end of the same parking row. The total number of park spaces will not be altered and the site will remain legal non-conforming as it relates to parking. The applicant is also proposing to add a landscape end island at the end of the parking row where the four spaces are to be relocated. The proposed landscaping complies with Village code with one shade tree and nine low shrubs.

Commissioner Krywaruczenko asked if the original design was approved by the Plan Commission. Ms. Walden said no, the only thing the Plan Commission reviewed has reviewed related to this property is the rezoning in 2008, and at that time they did not move forward with site plan approval. Commissioner Krywaruczenko said he understands the parking nonconformance and asked about the general site design nonconformance. Ms. Walden said there is nonconformance with the configuration of some of the drive aisles and the required distance between parking rows and the end islands. Commissioner Krywaruczenko asked who approved the nonconformities. Ms. Walden said this property was developed before it was incorporated into the Village, and once it was incorporated there were certain aspects that did not meet Village Code requirements.

Ms. Walden said the President of Pres-On, Mr. Gianatasio, is present and would like to say a few words about the company.

Henry Gianatasio said that Pres-On is an Illinois company founded by his father in 1947, so it is a second generation manufacturing company. Pres-On has three separate facilities in Addison and they are excited about consolidating. This is a very favorable site and they will be bringing 71 employees. Mr. Gianatasio just wanted to introduce himself and thank the Village for their time.

B. RECOMMENDATION

Commissioner Krywaruczenko moved that the Plan Commission recommend to the Mayor and the Board of Trustees approval of the site plan review subject to the following plans: 1. Site Plan as prepared by Aires, 1550 Hubbard Avenue, Batavia, Illinois, consisting of one sheet, dated January 30, 2012 and revised through April 9, 2012; 2. Elevations as prepared by Aires, 1550 Hubbard Avenue, Batavia, Illinois, consisting of one sheet dated January 30, 2012 and revised through April 9, 2012; 3. Photometric Plan as prepared by Lithonia Lighting, 1 Lithonia Way, Conyers, Georgia, consisting of six sheets dated April 9, 2012 and subject to the condition that the development of the subject property shall comply with all applicable Village codes and Ordinances. Commissioner Przepiorka seconded the Motion. All in favor. The Motion carried.

VI. Public Comment (items not related to the agenda)

There were none.

VII. Discussion Items

Michael Mays introduced the Village's newest planner, Jason Zawila. Mr. Zawila has seven years of planning experience, most recently working for the City of Naperville. Among other projects and development cases, he will be working on economic development initiatives.

VIII. Update of Previous Plan Commission Cases

Mr. Mays said that there will be 3 cases on the May 7th agenda.

IX. Adjournment

Commissioner Przepiorka moved, seconded by Commissioner Hendricks, to adjourn the meeting. All in favor. The Motion carried.

Chairman Zawacki adjourned the meeting at 7:58 PM.