

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of May 7, 2012**

A meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, May 7, 2012 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

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

II. ROLL CALL

Upon roll call the following were:

Present: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Sydelko, Zawacki

Absent: None

Director of Community Development Michael Mays, Senior Planner Jenny Walden, and Planner Jason Zawila were also present.

III. APPROVAL OF MINUTES

Commissioner Krywaruczenko made a motion, seconded by Commissioner Przepiorka to approve the minutes of the April 16, 2012 meeting with no changes. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

IV. AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RECREATION ESTABLISHMENT – BEAR PADDLE SWIM CLUB – CENTERPOINTE SHOPPING CENTER – 7200 S. WOODWARD AVENUE – EQUITY FUND ADVISORS, INC.

A. Public Hearing

Chairman Zawacki called the public hearing to order at 7:32 p.m. 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 Przepiorka made a motion, seconded by Commissioner Goodwin to adopt the Rules of Procedure. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

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

Emily Hoff, 20 W. Downer Place, Aurora, Illinois and Spencer Rice, 108 Douglas, Apartment BS, Naperville, Illinois came up to the podium and were sworn in.

Ms. Hoff stated that she and Mr. Rice have been running the children's swim club in Aurora for the past two and a half years. She stated that their intentions are to open a swim school in the Woodridge Centerpointe location and this will be their second children's swim school. Ms. Hoff stated that their goal is to teach lifesaving skills to children as well as raise awareness of water safety within the community. She said following auto accidents, drowning is the second leading cause of death among children ages 1 to 14. She stated that their mission at Bear Paddle Swim School is to teach children how to swim in a safe and fun environment. She said that the facility is designed for children and they work hard to provide a safe and unique experience for all the children. Ms. Hoff stated that Mr. Rice is going to explain what makes them unique with their swim lessons.

Mr. Rice stated that they are a benefit to any community because they can provide year round swim lessons. He said that the kids come once a week and the families re-register every month. He stated that they strive to be the best and the community would be proud to have them there. Mr. Rice said that if you came and watched any of their lessons, you would see kids that are fully engaged, having fun and learning lifesaving skills. He stated that they keep the student ratio to the teacher really small. A beginner class would have one teacher to three students and any classes above would have one teacher to four students. Mr. Rice said that this helps them keep a controlled environment. He stated that they also keep the water at 92 degrees, which helps make it more comfortable for the kids that are scared. He said that they also separate the kids by age and ability. Mr. Rice stated that they have been at this for two years and get a lot of positive feedback from the families who are part of the school. The children gain confidence swimming which helps them become more confident as a whole.

Ms. Hoff stated that as far as the teachers they all have to be 18 or older. She said that they do background checks, are CPR Certified, and all the teachers have to go through 30 hours of training. She stated that they have monthly in-service training with the teachers too. Ms. Hoff stated that what they want to provide to Woodridge and the community is the lifesaving skills to the children of this community. They hope to work with the schools and daycares to help with fundraisers, sponsorships, and donations. Ms. Hoff stated that another benefit would be that they would be offering employment opportunities for people within the community. She said besides swim lessons they also teach the children about different bodies of water and what to do in an emergency. Ms. Hoff stated lastly, that they hope to bring more business into the Centerpointe Plaza and don't feel that they will impede on any parking. She feels that Bear Paddle will have a positive impact on the Woodridge community and would love the opportunity to teach water safety and lifesaving skills to the community. Ms. Hoff said that she hopes the Board would consider them and thanked them for their time.

Commissioner Przepiorka asked if Bear Paddle was a chain or if this was their only location in Aurora. Ms. Hoff stated that Aurora is the only location that they have and they would like to open another location. She stated that it is not a chain and they are only taking one facility at a time.

Commissioner Sydelko asked what their current enrollment was at the Aurora location and the number of staff that they employ. Ms. Hoff stated that they have about 1,500 students a week and currently employ 15 to 20 people. She said that sometimes they employ more people in the summertime. Mr. Rice stated that they have five full-time salary employees and 15 to 20 part-time employees.

Commissioner Krywaruczenko asked if they were going to build the swimming pool. Mr. Rice stated that their plan was to build a pool.

Commissioner Krywaruczenko asked if they needed to get special requirements or ordinance changes to build that pool. Mr. Zawila stated that they would have to get approval through building code, in addition to the approval for the special use they were requesting this evening.

Commissioner Krywaruczenko stated that he is trying to get an exact visual as to where the location is located. Mr. Zawila stated that it is south of the Home Depot.

Commissioner Hendricks asked what was currently in the location. Mr. Zawila stated that nothing was in the spot currently and there is about 16,000 square feet of vacant space. He said that it was south of the Home Depot, but north of the JcPenney's.

Commissioner Goodwin asked if it was in the location where the Tuesday Morning was located. Ms. Hoff stated that it is right next to where the vacant Tuesday Morning is located.

Commissioner Mast asked the applicant to elaborate on any safety provision for dropping off and picking up of children at their current location. She stated that the Centerpointe Shopping Center can be very chaotic at times. Commissioner Mast asked if there is something that they would be replicating here. Ms. Hoff stated that at the Aurora location they added stop signs, pedestrian markers as well as speed bumps right outside the entrance. She said that they do not allow any drop offs, so the parents have to stay with their children through the entire lesson. The parents escort the children in and out of the facility.

Commissioner Mast stated that she meant what if one parent got out with the child in front of the building while another parent then parked the car. Mr. Rice stated that their policy is that the parent needs to be with the child at all times. He said that they discourage families that want to drop their children off. He stated at their current location they have been very adamant about adding speed bumps and stop signs. Mr. Rice said that they share the same concerns. He stated that they bring the people into

the facility and want them to get there safely. He said as a tenant they remain vigilant requesting these things and are adamant about getting them.

Commissioner Mast asked if they would need to get any types of special permissions for the changes they would want to add to the parking lot. For such things as adding speed bumps or stop signs. Mr. Mays was sworn in and stated that anything being proposed like speed bumps would be a modification to the traffic regulation agreement for the shopping center. He said that if they are making requests to the owners of the property, then the owners would have to submit those changes to the Village. The Village would evaluate the changes and then it would require an amendment to the traffic regulation plan.

Chairman Zawacki asked what their time table was for the project. Ms. Hoff stated pending approval from the Village they would have to submit all their plans to the Illinois Department of Health. She said that it will take three to six months for approval and if approved then it would be about 90 to 120 days for build out. Ms. Hoff stated that worst case scenario would be a year from now. She said they are hoping for early spring next year.

Chairman Zawacki asked if the Board had any further questions for the applicant. None responded. He then stated at this time they will take testimony from anyone wishing to support the applicant or any testimony from the Village staff. Chairman Zawacki stated they will start with the Village staff first.

Mr. Zawila was sworn in and stated that he will provide a summary of the staff report which was entered as Exhibit B. He said the proposed location is located along the west side of Woodward Avenue between 71st Street and 75th Street. The applicant is proposing to lease approximately 9,800 square feet to Bear Paddle Swim Club, a swim school and clubhouse. He stated that the proposed use requires a Special Use for a recreation establishment in the B-2 Community Shopping District. Mr. Zawila stated that staff finds the proposed swim school and clubhouse is compatible and appropriate within the context of the Centerpointe Shopping Center, which is intended to provide consumer goods and services that serve Village residents and the broader region. He said in light of the Village Code requirements for parking and the expected number of students, staff has determined that the proposed use will have no net increase in overall parking demand for the shopping center. He stated that this concludes staff's report at this time.

Chairman Zawacki asked if the Board had any questions for staff. No questions were asked. He then asked if there was anyone in the audience that would like to speak in support for the request. None responded. He then asked if there was anyone in the audience opposing the request that would like to come up and speak. None responded.

Chairman Zawacki then called for a motion to close the public hearing.

Commissioner Hendricks made a motion, seconded by Commissioner Przepiorka to close the public hearing. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

B. Review and Consideration

Mr. Zawila stated that staff has prepared the draft Findings of Fact which are included as Attachment 4. He said the Plan Commission may modify these Findings as necessary and should adopt such Findings under a separate motion. Mr. Zawila stated that staff recommends that the Plan Commission recommend to the Village Board approval of the special use permit for a recreation establishment in the Centerpointe Shopping Center, subject to compliance with all applicable Village codes and ordinance.

Chairman Zawacki asked if there were any more questions for staff from the Board.

Commissioner Przepiorka asked if they were allowing a special use permit for a recreational establishment within the district what other types of uses would this open up in the B-2 District.

Mr. Mays stated that this special use would be tied specifically to this proposal. He said the question the Commissioner might be asking if this would set a precedent. He stated some could always argue this, however right now already in the Code you have that provision of a recreational use as a special use. This allows the Plan Commission on a case by case basis to evaluate the condition, related to that particular request, to see if it fits or not. Mr. Mays stated that a recreational use could be some other type of activity probably similar to the special use considerations that the Plan Commission has considered for the ORI Zoning District, like the gymnasium and those types of sport activities, but again each of them would have to come before the Plan Commission for separate consideration.

Commissioner Sydelko stated that the applicants mentioned they are required to get State approval before committing. He asked what are the Village's responsibilities regarding quality inspections, mostly in regard to safety in general and what is the State required to do. Mr. Zawila stated that the Village's role would be to make sure that they are following all applicable building codes for the build out.

Commissioner Sydelko asked if the safety and water quality testing would be the State's responsibility. Mr. Zawila stated that he would have to check on that. Commissioner Hendricks stated that it might fall under the Public Health Department. Mr. Mays stated that the Village would not be regulating those items.

Chairman Zawacki asked if there were any further questions. None responded.

C. Findings of Fact

Chairman Zawacki then called for a motion to adopt the Findings of Facts which are included in the staff report as Attachment 4.

Commissioner Krywaruczenko made a motion, seconded by Commissioner Przepiorka to adopt the Findings of Fact included in the staff report as Attachment 4. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

D. Recommendation

Chairman Zawacki then called for a motion for a recommendation to the Mayor and the Board of Trustees.

Commissioner Goodwin made a motion, seconded by Commissioner Mast to recommend to the Mayor and the Board of Trustees approval of the Special Use Permit for a Recreation Establishment in the Centerpointe Shopping Center, subject to the compliance with all applicable Village codes and ordinances. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

V. AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN ELECTRONIC MESSAGE BOARD – WOODRIDGE PARK DISTRICT COMMUNITY CENTER – 2600 CENTER DRIVE – WOODRIDGE PARK DISTRICT

A. Public Hearing

Chairman Zawacki 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 Przepiorka made a motion, seconded by Commissioner Hendricks to adopt the Rules of Procedure. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

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

Jenny Knitter, 714 Pine Tree Court, Romeoville, Illinois, was sworn in and stated that she will be presenting to the Board the digital marquee that they are proposing. It will be replacing the current digital marquee in front of the Community Center. She said that the new marquee is surrounded by stone and brick. The digital portion of the marquee will be a full color display. Ms. Knitter stated that it gives them the capacity to not only indicate the text in full color but also the background in a contrasting color which will help with visibility for cars passing by. She said that the new marquee also allows them to show digital images. Ms. Knitter stated that one element that would be a permanent fixture is the Woodridge Park District lettering which would be back lit so it can be visible day or night. She said that it will be located in the exact location as the current sign. There is a landscape plan which consists of ornamental grasses, annuals and perennials. Ms. Knitter stated that they look forward to potentially offering this amenity to residents. The residents have the opportunity to learn about current programs the Park District has to offer as well as opportunities offered throughout Woodridge.

Chairman Zawacki asked if any of the Commissioners had any questions for the applicant.

Commissioner Krywaruczenko asked if this was already included in the budget and what is the cost of the sign. Ms. Knitter stated that it was already included in the budget and the total cost of this project is about \$65,000.00.

Commissioner Mast said that the applicant stated that it would be in the exact same location. She asked if it would require cutting any trees down. Ms. Knitter stated that the only trees that will be affected are the existing Hawthorne trees that are there. She said that the arborist on staff did access the trees and said that they were in fair condition. She stated that they would be the only trees removed in this process, and the existing shade trees that are down Center Drive will be staying completely in tact.

Commissioner Mast asked if there were any other locations for the sign that they might have considered. Ms. Knitter said that they did consider the other side of the driveway. However they wanted to make sure that they did not have any cone of vision issues, where someone exiting the driveway would not be able to see oncoming traffic or other traffic. She stated that they felt this was the best location based on those considerations.

Chairman Zawacki stated that they would now take testimony from staff and from those in favor of the applicant. He said that they will hear from Village staff first.

Mr. Zawila was sworn in and stated that he will provide a summary of the staff report which was entered as Exhibit B. He stated that the petitioner, Woodridge Park District, is proposing to replace the existing monument-style ground sign and incorporate an electronic message board component at the Woodridge Park District Community Center. The proposed monument sign will have a sign face area of 60 square feet which is permitted by the Village Code and is the maximum allowed. He said that the

proposed electronic message board component is one square foot smaller than what is allowed by Village Code. Mr. Zawila stated that with the Village Code you are allowed 50% of that 60 square foot sign. The Village also requires one and one-half square feet of landscaping for each square foot of sign surface area, or a minimum of 150 feet (whichever is greater). The proposed landscape plan exceeds this requirement by 170 feet. Mr. Zawila stated that the proposed electronic message board will be used by the Park District to display messages pertaining to Park District events and activities. He said the sign will also be available for use by the Village of Woodridge, the School District and other community organizations at the discretion of the Woodridge Park District. He said the proposed sign meets all the provisions of the electronic message signage in the Village of Woodridge; this includes such things as message timing and sign area. Mr. Zawila stated that this concludes staff's report at this time.

Commissioner Sydelko asked if Mr. Zawila could refresh the Board on the Village's Code to message timing. Mr. Zawila stated that the message has to remain static for a minimum of five seconds and the Park District stated they will comply with that requirement.

Commissioner Przepiorka asked if there was a brightness level requirement. Mr. Zawila stated that through the various Building Codes and codes for illumination, when applying for permits, staff will make sure that they comply with such codes.

Commissioner Przepiorka asked if the sign can be adjusted for brightness. Ms. Knitter stated that the sign does have photo cells so the light from daylight lowers the intensity and when it is darker out it increases in intensity. She said that there would be minimization of the brightness during daylight hours. Commissioner Przepiorka asked wouldn't it be the opposite. Ms. Knitter said in light situations it wouldn't brighten it would lower. She stated that in daylight the lights would not increase. Chairman Zawacki stated that he agreed with Commissioner Przepiorka that it should work the opposite way. He said that during the day it is fighting the brightness of the sun so it would have to be brighter, where at night it is dark so the intensity does not have to be as bright. Ms. Knitter stated that this was how it was explained to her by the representative. She said that the photo cells are designed that it works best with daylight hours and nighttime hours.

Chairman Zawacki asked if the Board had any other questions. No questions were asked. He then asked if anyone from the audience would like to speak in favor of the request. None responded. He then asked if anyone from the audience would like to speak opposing the request. None responded.

Chairman Zawacki called for a motion to close the public hearing.

Commissioner Przepiorka made a motion, seconded by Commissioner Goodwin to close the public hearing. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

B. Review and Consideration

Mr. Zawila stated that staff has prepared the draft Findings of Fact which are included as Attachment 4. The Plan Commission may modify these Findings as necessary and should then adopt such Findings. He said that staff recommends that the Plan Commission recommend to the Mayor and the Village Board of Trustees approval of the Special Use Permit for an electronic message board based on the adopted Findings of Fact subject to the plans referred to in the staff report.

Chairman Zawacki asked if there were any further questions from the Commissioners.

Commissioner Mast stated that part of Woodridge's reputation is trees and asked if there is any kind of restriction that if a tree is cut down then it has to be replaced. Mr. Zawila stated that if the tree does get removed then they do have a tree replacement requirement through the code. So if that does have to happen they will make sure the Park District adheres to it.

Commissioner Mast stated when looking at the landscape plan there are no trees on the plan. Mr. Zawila stated before it goes to the Village Board staff will make sure which trees will be removed and make sure they are replaced per the requirements of the code.

Commissioner Mast stated that this would be her concern. Also, she noticed that the trees that are there kind of obscure the sign. She said if the landscape design does include any kind of tree that might grow taller, they make sure that it will not obscure this sign that is costing \$65,000.00. Chairman Zawacki stated that he hopes the Park District has heard that comment and will take that into consideration.

Commissioner Mast asked if the landscape design was part of the proposal. Mr. Mays stated that there is a provision within the code that allows for changes that can be done at a staff level. He said what they can do is evaluate it and as long as it meets the code requirements they can substitute the trees. This will replace anything that is lost.

Chairman Zawacki asked if there are any more questions. None responded.

C. Findings of Fact

Chairman Zawacki called for a motion to adopt the Findings of Fact which are included in the staff report as Attachment 4.

Commissioner Przepiorka made a motion, seconded by Commissioner Mast to adopt the Findings of Fact included in the staff report as Attachment 4. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

D. Recommendation

Chairman Zawacki called for a motion for a recommendation to the Mayor and Board of Trustees.

Commissioner Krywaruczenko made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and the Village Board of Trustees approval of a Special Use Permit for an electronic message board based on the adopted Findings of Fact (Attachment 4) subject to the plans identified as:

1. New Free Standing Exterior Sign For The Woodridge Park District, consisting of one sheet, dated March 19, 2012, referenced as Project Number 211006, as prepared by Cody/Braun & Associates, 1822 Marine Road, Bolingbrook, Illinois 60490.
2. Landscape Plan for New Freestanding Exterior Sign for the Woodridge Park District, consisting of one sheet, dated April 16, 2012, as prepared by the Woodridge Park District, 2600 Center Drive, Woodridge, Illinois.

And subject to the condition that the construction of said sign shall conform to all applicable Village Codes and regulations. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

VI. CONSIDERATION OF CERTAIN PROPOSED ZONING TEXT AMENDMENTS TO TITLE 9 OF THE VILLAGE CODE, THE ZONING ORDINANCE OF THE VILLAGE OF WOODRIDGE – TOBACCO SHOPS IN THE B-1 NEIGHBORHOOD SHOPPING DISTRICT – MELDOC PROPERTIES

A. Public Hearing

Chairman Zawacki reviewed the application before the Plan Commissioner, verifying that all required public notices had been given. He then called for a Motion to adopt the Rules of Procedure.

Commissioner Przepiorka made a motion, seconded by Commissioner Goodwin to adopt the Rules of Procedure. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Zawacki asked if the applicant was ready to make his presentation.

Mark Spohn, 239 7th Street, Downers Grove, was sworn in and stated that he was here tonight seeking a text amendment to the B-1 Zoning to allow a tobacco store to be used in that zoning. He said that there currently is a Seven-Eleven store in the shopping center that sells tobacco. Mr. Spohn stated for the past 25 years, up until last year, there was an existing tobacco store that was located in the same shopping center. He said that business is gone, but for the past 25 years there were no problems. He stated that he has a new tenant now that wants to come in and put in a new tobacco store. Mr. Spohn stated that the new tenants went to the Village to get a business license and were told that it is not a permitted use in that zoning. He said that he is seeking an amendment to that zoning to allow them to come in.

Chairman Zawacki asked if the Board had any questions for the applicant.

Commissioner Przepiorka asked if this business would be located in the same shopping center as the Seven-Eleven. Mr. Spohn stated that the property in question has a strip center and a building on the corner. He said that the Seven-Eleven is in the strip center and the building on the corner is where the new tobacco store would be located, but it is all located within the same zoning.

Commissioner Przepiorka asked that staff change the staff report to show that it is on the Northeast Corner and not the Northwest Corner.

Commissioner Przepiorka asked is the store would be just sales or would there be a smoking room or lounge. Mr. Spohn stated that there would be no smoking room, that it would be just sales. He said that it would be just cigarettes and the tenant talked about putting a walk-in humidior in for cigars. Chairman Zawacki stated that it would be similar to what was there before. Mr. Spohn stated yes and that there would be no smoking on the premises.

Chairman Zawacki asked that they are not looking to expand the services. Mr. Spohn stated no they are not.

Chairman Zawacki asked if there are any further questions. None responded. He stated at this time they will hear testimony from anyone wishing to support the applicant. He said they will hear from Village staff first.

Mr. Zawila was sworn in and stated that he will provide a summary of the staff report which was entered as Exhibit B. Mr. Zawila stated that the applicant would like to lease space in the Janes Plaza Shopping Center to a tobacco shop, located at the northeast corner of Janes and 83rd Street. He said the property is zoned B-1 and tobacco shops are not permitted in the B-1 Zoning District. A Ttext Amendment must be approved to allow tobacco shops in the B-1 District where they are located. Mr. Zawila stated that the B-1 District is intended to provide consumer goods and personal services primarily to meet the convenience needs or surrounding neighborhood residents. There are currently permitted uses that may sell tobacco products in the B-1 District including: drug stores, gift shops, and grocery and food stores. As brought up by the petitioner,

the Seven-Eleven that is located in the existing shopping center is permitted to sell tobacco products. Mr. Zawila stated that tobacco shops (and all businesses that sell tobacco products) are also required to obtain a tobacco dealer's license and are regulated under Title 3 of the Village Municipal Code and under the Smoke Free Illinois Act. The regulations provide provisions for obtaining a tobacco license, location restrictions, penalties for selling to minors, and provisions for the revocation of a license if found to be in violation of the Village Code. He said staff believes these additional regulations will ensure that tobacco shops do not have a negative impact within the B-1 zoning district or any surrounding uses.

Mr. Zawila stated that staff also surveyed the Village's surrounding communities to determine where tobacco shops are permitted in each. In the majority of the surrounding communities, tobacco shops are permitted in several different business districts within the community. He said three of the surrounding communities allow tobacco shops in a similar zoning district as the B-1 District. He stated additionally all communities surveyed required a tobacco dealer's license to sell tobacco related products. Mr. Zawila said that the intent and nature of the B-1 zoning district will not be altered should tobacco shops be added as a permitted use. He stated that this concludes staff's report.

Chairman Zawacki asked if there was anyone in the audience that would like to come up and speak in favor of the request. None responded. He then asked if there was anyone who would like to speak opposing the request. None responded.

Chairman Zawacki then called for a motion to close the public hearing.

Commissioner Goodwin made a motion, seconded by Commissioner Hendricks to close the public hearing. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

B. Review and Consideration

Chairman Zawila stated that staff recommends that the Plan Commissioner recommend to the Mayor and the Board of Trustees approval of the proposed text amendment to Title 9 of the Village Municipal Code, as outlined in Attachment 2 of the staff report.

Chairman Zawacki asked if there were any final questions from the Board.

Commissioner Goodwin asked if the prior tobacco shop required approval or was the zoning changed while it was there. Mr. Mays stated that the prior tobacco shop had been there for over 20 years, but it was in violation of the B-1 zoning classification. He said that the district did not change.

Chairman Zawacki asked if there were any further questions. None responded.

C. Recommendation

Commissioner Hendricks made a motion, seconded by Commissioner Przepiorka to recommend to the Mayor and the Board of Trustees approval of the proposed text amendment to Title 9 of the Village Municipal Code, as outlined in Attachment 2.

A roll call vote was taken:

Ayes: Hendricks, Przepiorka, Krywaruczenko, Sydelko, Zawacki

Nays: Goodwin, Mast

Motion passed

VII. PUBLIC COMMENT (items not related to the agenda)

None responded.

VIII. DISCUSSION ITEMS

Ms. Walden introduced the new recording secretary, Peggy Halper.

Ms. Walden then updated the Board in regards to the Senior Housing Project. She said that staff has been working with the selection committee and working through the selection process. She stated that they have done site visits and interviews with three developers. Ms. Walden stated that they are meeting with the committee again this week and hope to have a recommendation later this month for the Village Board to consider.

Ms. Walden provided an update to the Commission on the Town Centre Planning effort. She said that the Commission might have seen the information in the AM that staff has released the RFP (request for proposal). She stated that they have received nine proposals from planning consultants. Ms. Walden said that staff has interviewed two of them and are interviewing one more this week. She stated that they hope to have a recommendation next month for the Village Board. She said they hope to have someone on board by the end of June. She stated the consultant will be leading the public input processing and the drafting of the plan.

IX. UPDATE OF PREVIOUS PLAN COMMISSION CASES

There was none.

X. ADJOURNMENT

Commissioner Mast made a motion, seconded by Commissioner Goodwin adjourn the meeting. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed