

VILLAGE OF WOODRIGE
PLAN COMMISSION MEETING
Special Meeting of August 13, 2012

A special meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, August 13, 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 7:33 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Absent: Goodwin and Sydelko

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 Hendricks to approve the minutes of the May 7, 2012 meeting with no changes. A roll call vote was taken:

Ayes: Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

IV. CONSIDERATION OF FINAL PLAN AND PLAT FOR A PLANNED UNIT DEVELOPMENT AND FINAL PLAT OF SUBDIVISION – PARK 355 BUSINESS PARK – PHASE 2 – HSA COMMERCIAL REAL ESTATE, LLC

A. Presentation

Chairman Zawacki stated that staff was going to make the presentation.

Mr. Zawila stated that the Park 355 business park is approximately 37 acres and is located south of Internationale Parkway and west of the Interstate 355 extension. Phase Two development of the subject property refers to the southeastern most 9.49 acres of the site.

Mr. Zawila said the approved annexation agreement permits the development of the site as a business park, with up to three office/warehouse buildings totaling up to 700,000 square feet. The applicant is requesting approval of the final plan and plat for a PUD and final plat of subdivision for Phase Two. The proposed Phase Two of the

development includes construction of one 180,480 SF office/warehouse building and associated site improvements to Lot 2 of the development.

Mr. Zawila stated the proposed use for Lot 2 is consistent with the approvals obtained in October 2005 for the three building concept. In addition, the proposed building elevations are consistent with the Phase One building design. Access to and from the property will be exclusive to Internationale Parkway. At build-out, three full-access points will serve the development, with Phase Two completing construction of the final access point. The proposed parking and access points are consistent with preliminary approvals. Phase Two includes construction of a temporary paved access roadway, which will provide access to Lot 2 from the final easternmost access point. Traffic signage will be provided to facilitate traffic flow. When the final phase is built, the pavement will be incorporated into the parking lot drive aisle for the site.

Mr. Zawila said per the preliminary approvals, the developer is required to replace approximately 25% of the trees on the site at completion of the entire Park 355 development. This is in addition to the required landscaping for the site. The proposed plans have accounted for the required tree replacement and meet all landscaping requirements for the ORI zoning district. During the review of the plans for Phase Two, a site visit was conducted at the detention pond (constructed as part of the Phase One improvements) and it was identified that the existing vegetation was not representative of the plans previously approved for the detention pond. The applicant has worked with the Village staff to have a plan approved for the restoration of the detention basin.

Mr. Zawila stated that staff recommends that the Plan Commission recommend to the Mayor and Village Board approval of a final plan and plat for a Planned Unit Development and final plat of subdivision subject to the conditions listed in the staff report.

B. Review and Consideration

Commissioner Zawacki asked if the Commission had any questions.

Commissioner Krywaruczenko asked why the Forest Preserve was the designer for the bike path that is planned.

Mr. Zawila stated the Forest Preserve owned the majority of the property where the bike path is going to be located, except for right-of-ways which are owned by the Village or county. He said that every jurisdiction will be able to review the plans this year.

Commissioner Krywaruczenko asked if it was actually on their property. Mr. Zawila stated that some of the path is and some of it crosses into different jurisdictions.

Commissioner Przepiorka asked if Mr. Zawila could talk about what they found in the detention area that was out of specification.

Mr. Zawila stated there were three main things, including; dead vegetation, invasive species, and overgrowth that was not being maintained. He said the new plan will replace dead landscaping and remediate the invasive species on-site.

Commissioner Przepiorka asked if moving forward there will be a maintenance plan built into the conditions.

Mr. Zawila stated that there will be conditions included in the approvals which will require the developers to bring the detention pond into compliance with the original approvals and the Village will hold the letter of credit until completion.

Commissioner Przepiorka asked about the landscaping around Phase One.

Mr. Zawila stated that there were no other comments from the review provided by engineering staff.

Commissioner Przepiorka asked if there were a lot of trees on Phase Two and Three or if the property is mostly open space.

Mr. Zawila stated everything was removed as part of Phase One construction.

Commissioner Przepiorka stated they have to replace 188 trees and asked if there were that many on the property.

Mr. Zawila stated in the original approval they were responsible for replacing 25% of the removed trees. He said when the project is completed they will be required to replace the entire site with 523 trees.

Chairman Zawacki asked if they had to put in 188 trees, but the trees that had to be replaced are not going to be replaced, as a trade off of the \$100,000 that would be donated to the bike path.

Mr. Zawila stated the way the code reads currently is that they would have to typically replace 75% of the trees on site. In lieu of replacing all 75% of the required replacement trees, the developers supplied a \$100,000 donation to cover 50% of the required tree replacements and the remaining 25% are to be replaced on site among the three phases.

Chairman Zawacki asked if that would be adequate enough.

Mr. Zawila stated it would be adequate and staff has been tracking this. He said that per the staff memo there is a table stating what they would be responsible for in Phase Two. He stated that the preliminary plans for the entire build-out do give an idea of the amount of trees that they have to replace on site.

Commissioner Mast asked for clarification as to who on Village staff actually looks at the traffic regulation agreement.

Mr. Zawila stated the Community Development staff, engineering staff, and the Police Department.

Commissioner Przepiorka asked why they were building on the back side as opposed to the street side.

Mr. Zawila stated that he would need to refer to the petitioner for that answer.

Mr. Mays stated he could speculate that it is because it would be easier to market this building when it still has visibility from Internationale Parkway. When they build out the final phase then it would be closest to the road. He said that developers like to build from the back forward.

Commissioner Krywaruczenko stated in the recommendation there are two letters sited that are not included in the Plan Commission report.

Mr. Zawila stated that they are not included in the packet, but all final details will be finalized out before Village Board consideration.

Commissioner Krywaruczenko asked if they were major comments.

Mr. Zawila stated they were not.

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

C. 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 Mast to recommend to the Mayor and Village Board approval of a final plan and plat for a Planned Unit Development and final plat of subdivision subject to conditions 1-9 of staff's report.

A roll call vote was taken:

Ayes: Krywaruczenko, Hendricks, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

V. PUBLIC COMMENT None

VI. DISCUSSION ITEMS

Ms. Walden stated that she wanted to remind those Commissioners who have not completed the online training for the Open Meetings Act to do so before the end of the year.

Mrs. Walden stated there will be another meeting next week which will be a public hearing to review proposed amendments to the Comprehensive Plan. She said that these amendments were triggered because of the proposed amendments to the Janes Avenue TIF Plan Amendment. She said that process was initiated earlier this year. The proposed amendments would amend the existing plan to allow the northeast corner of Janes and 83rd to be developed with either public or commercial uses.

Mr. Mays stated that the Village Board has approved a contract with the Alden Foundation last month for a 90 to 94 unit senior housing facility on Janes Avenue. He said they appreciated the Plan Commission's feedback on the concept. There was a consensus to move forward with the four story proposal which was a smaller footprint. He stated the Alden Foundation is currently preparing the applications necessary to submit for zoning approval for that development. Mr. Mays said that they are still hoping for late fall to get through the entitlement process and submit for financing through the State.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Ms. Walden stated that the three items that were considered at the last meeting on May 7, 2012, which were the Special Use for the Bear Paddle Swim Club, a Special Use Permit for the Park District Community Center electronic message board, and the zoning text amendment to Title 9 for tobacco uses in the B-1 Zoning District, were all approved by the Village Board earlier this summer.

VIII. ADJOURNMENT

Chairman Zawacki called for a motion to adjourn the meeting.

Commissioner Hendricks made a motion, seconded by Commissioner Krywaruczenko to adjourn the meeting. A roll call vote was taken:

Ayes: Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed