

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of October 15, 2012**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, October 15, 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 7:32 p.m.

II. ROLL CALL

Upon roll call the following were:

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

Absent: Sydelko

Director of Community Development Michael Mays, Senior Planner Jenny Horn, Planner Jason Zawila and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE AUGUST 13, 2012 AND AUGUST 20, 2012 MEETINGS.

Commissioner Krywaruczenko made a motion, seconded by Commissioner Mast to approve the minutes from August 13, 2012 meeting with no changes. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Commissioner Krywaruczenko made a motion, seconded by Commissioner Goodwin to approve the minutes from August 20, 2012 meeting with no changes. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

IV. CONSIDERATION OF AN AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL – WOODRIDGE HORIZON – 8099 JANES AVENUE – THE ALDEN FOUNDATION

A. Public Hearing

Chairman Zawacki called the public hearing to order at 7:34 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 Goodwin made a motion, seconded by Commissioner Hendricks to adopt the Rules of Procedure. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Chairman Zawacki asked if the applicant would like to come forward and make a presentation.

Beth Demes, Executive Director for The Alden Foundation, 4200 W. Peterson Avenue, Chicago was sworn in. She said she was pleased to present their proposal for Woodridge Horizon Senior Living Community. It will be the Alden Foundation's eleventh project. She then introduced her team that will be presenting and they were sworn in.

Robert Kim, from Alden Design Group, 4200 W. Peterson Avenue, Chicago.

Randi Schullo, President Alden Reality Services, 4200 W. Peterson Avenue, Chicago.

Michael Werthmann, KLOA, 9575 West Higgins Road, Rosemont.

John Mayer, 3S701 West Avenue, Suite 150, Warrenville.

Ms. Demes stated that she would give an overview of the project and Mr. Kim will go into more details about the site plan for the Commission. She said they are requesting approval for an amendment to the existing Planned Unit Development and a Preliminary PUD for a 93 unit, independent senior living community. She stated it will be built on 3.4 acres of vacant land at 8099 Janes Avenue. Ms. Demes stated they are proposing to build a four story building that is about 95,000 square feet. There will be a total of 93 units, 72 units being one bedroom apartments and 21 two bedroom apartments. She said the one bedroom will be about 682 square feet. The two bedrooms will have two different size units, one at 947 square feet and the other 1,115 square feet.

Ms. Demes stated one of the two bedroom apartments will be reserved for an onsite live-in maintenance manager. The remaining 92 units will be leased to seniors age 62 and older. She said while the minimum age is 62, they have found that the average age is mid to late 70's. Ms. Demes stated the building will also receive Enterprise Green Community Certification. This is a program designed specifically for affordable multi-family and single-family housing and will also be Energy Star Certified.

Ms. Demes stated this will be independent living so there will be no services attached to the building. There will be no meals or personal care services. She said the apartments all have fully equipped kitchens with regular size refrigerators, dishwashers and stoves. Ms. Demes stated it will be an affordable mixed income

community. She said 90 of the apartments will be restricted for “affordable”. This will be for seniors whose incomes are at or below either 30% of the Chicago area median income or 60% of the Chicago area median income. She stated two apartments will be unrestricted market rate apartments. Ms. Demes said to give an idea what these figures are for median income, 30% in the Chicago area is a little less than \$16,000 a year for a single person household and a little more than \$18,000 for a two person household. She stated 60% of the Chicago area median income is a little less than \$32,000 for a single person household and a little over \$36,000 for a two person household. She said most of the apartments will be occupied by single seniors. There usually are some couples in the building that will usually occupy the two bedroom units. Ms. Demes stated the rents will be in the low \$300 range for a one bedroom unit restricted at 30% of the Chicago area median income. The 60% median income for a one bedroom will be at the low \$700’s, and for a two bedroom it will be at high \$800’s.

Ms. Demes stated this not a typical apartment or condominium building. She said they designed it with a lot of common area space to encourage seniors to leave their apartment and socialize with other residents in the building. She stated some of the amenities will include a community room with an overhead projection, TV for movie nights, and a warming kitchen for parties. There will be a quiet library with a fireplace, a computer lab with internet access, a game room with a billiards table, a fitness room with exercise equipment and a wellness center. Ms. Demes stated there will be an outdoor patio with a gas grill and gazebo. She said they designed a walking trail on the site with lots of landscaping. There will also be coin operated laundry facilities and storage rooms on each of the four stories of the building. She stated finally there will be a large lobby with seating for socializing.

Ms. Demes stated they are requesting five deviations from the zoning ordinance, with the first deviation being density. She said the A-2 zoning permits 16 units per acre and their request is for 27.3 units per acre. She stated staff has pointed out in their report, when taking into consideration the entire 17 acre PUD, the addition of the project creates a density of 12.7 units, which is under the zoning code. She said most of the units will be occupied by single person household, so the impact on density will not be the same.

Ms. Demes said the second variance is for parking. The zoning code requires 1.5 parking spaces per unit and they are requesting 1.07 parking spaces per unit. She stated their experience with their other projects have shown that only about 60% of the residents own cars. She said the traffic and parking study supports the number of parking spaces on the site.

Ms. Demes stated the third variance is lot coverage. The maximum allowed under the zoning code is 50% and they have lot coverage at 52%. She said the fourth variance is building height. The code allows for a maximum of 35 feet and the building is designed for four stories up to 45 feet. Ms. Demes stated lastly they are requesting a

variance of the floor area ratio which is .35 and their ratio is .65. She said she will stop here and now let Mr. Kim give his presentation.

Chairman Zawacki stated at this point they would like to enter staff's report into the record as exhibit B.

Mr. Kim stated the site is 3.4 acres and on the site they are proposing a 96,000 square foot four story building. He said as seen on the site plan, they are proposing a "U" shape building. The reason for this design is because it is more complex and most efficient for this site plan. He stated with using this shape they are creating three outdoor spaces, which are located south court, center court and north court. Mr. Kim said the parking is spread throughout the site. He said they originally had the parking on one side but they felt it was too much of a paved area. He stated with the parking throughout the site it serves a couple of purposes. One purpose is to minimize the paved area and at the same time integrating it with landscaping, which gives it a softer appeal. The second purpose was to provide emergency access so the fire department can get to both sides of the building.

Mr. Kim then presented attachment four from staff's report which showed elevations from different locations, sign elevations, and trash enclosure elevations. He stated the trash enclosure will be made of brick and have the same color brick as the main building. He stated they are creating a layer effect to minimize the height of the building. Mr. Kim said the top of the building is mixed with a metal type roofing material which will make the fourth story look more like a roof. He stated they are distinguishing between the main brick which is like a renaissance product, but for the fourth story they will be using EFIS at the very top for accent. He said the EFIS will make the building look lighter and give it a softer look. Mr. Kim stated that 65% of the material being used is face brick and about 20% to 30% EFIS. He said the main color of the brick will be a darkish brown, the renaissance stone will be a light gray color and the EFIS will be a cream color. He stated the metal roof will be a darker color so when the building ages it will look naturally aged.

Mr. Kim then presented the Landscape Plan which is included in staff's report. He said on this landscape plan there are existing trees on the property. He stated that they will be removing about 21 trees, but they are saving about 40% of the trees that are on the property. He said if you look at the parking there are more islands than required because they are trying to salvage some of the trees on site. Mr. Kim stated because they have to remove the 21 trees, the landscape architects have to mitigate a certain amount of trees, so on the site plan they are showing more trees than what they typically do. He said they are trying to plant the trees around the buildings to break up the façade of the building. He stated in the south courtyard there is a gazebo, which is heavily surrounded by trees. In the north courtyard there is a walking trail between the trees which will have benches. Mr. Kim stated that this will conclude his presentation.

Ms. Demes stated that this will conclude their formal presentation and they will be happy to answer any questions that the Commission might have.

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

Commissioner Krywaruczenko stated he had questions regarding the parking as to the rationale for the limited amount of parking spaces per unit. He said the closest shopping center for the seniors is about a mile away. He stated he would think the minimum would be one car per unit.

Ms. Demes stated they currently have eight independent living communities just like this one that are up and running. They are all in suburban locations where the shopping is not necessarily next door. She said the average car per unit is about 58% so not all residents own cars. She stated the way they go shopping is either with friends, public transportation or dial-a-ride. Ms. Demes said it has been their experience that they never needed one to one. She stated it is provided on the site at this site, but they don't believe all will be needed for the residents. She said the traffic consultant could address the issue if the Commission would like.

Mike Werthmann, from KOLA, stated what they found out with senior living communities is that the parking demand is typically lower than an average residential development for a number of reasons. He said the first is the average age of the resident is well over 70, so many of the residents don't want to drive. He stated secondly there are a number of amenities where they don't need to drive. Lastly, there are only two employees so there is a very low employee demand. Mr. Werthmann said they looked at three different sources to determine the parking demand. He stated they looked at surveys that were provided by the Institute of Transportation Engineers. He said what they found was a ratio of .45 to .66 vehicles per unit which would call out a demand of 40 to 60 vehicles for the facility. Mr. Werthmann stated that KOLA has done a number of independent surveys for independent living communities. He said their demand was even less with a ratio of .39 to .44, which would indicate a peak demand of about 45 to 50 vehicles. He stated their best own experience with eight other communities would indicate that there is an auto ownership of about .58. Mr. Werthmann said there are three sources that are coming up with about 60 to 65 vehicles which is only about 2/3 of the demand. He stated they feel comfortable that the 1.07 parking ratio will be sufficient.

Commissioner Krywaruczenko asked based on these statistics that they have these samples from, how far away is the shopping from these communities. He stated that there is no shopping center closer than one mile away. He said they will not walk a mile and they can not afford to pay for cabs.

Mr. Werthmann stated that there is a pace bus that runs along Janes Avenue. He said they share car rides or go with friends. He stated once again they looked at three different sources and feel comfortable that a ratio of 1.07 spaces per unit will be sufficient. He stated many of the residents are at an age that they do not want to

drive. Mr. Werthmann said they also have relatives that come and visit that can take them shopping or bring them the things that they will need.

Chairman Zawacki stated the age of the community is 62 or above and some of these people might still be working which then they will be driving. He asked what if you get more cars than your statistics suggest. Where will you put those cars?

Ms. Demes said that they have 93 apartments and most are occupied by single seniors. She stated that even if everyone in the complex had a car there would still be more spaces available. She said even if they are wrong and the Commission is right they would still have enough.

Mr. Werthmann stated they have worked on many senior living communities. He said what they have found is that someone might have a car and after a year of living there they get rid of the car because they do not use it.

Chairman Zawacki stated they usually require a certain percentage of the parking under roof. He said that is not the case here.

Ms. Demes said they are proposing surface parking. She said all of their developments have surface parking. She stated they have a maintenance manager on site to assist and help out residents if they need to shovel out their cars. Ms. Demes said typically if the weather is inclement in the winter most residents do not want to drive.

Commissioner Przepiorka said he would like to learn more about the building and residence security as far as lighting and locks.

Ms. Demes said all doors are locked and residents have a key entry system. She stated that there is a phone in the vestibule where guests will have to call the residents and be buzzed in. She said that there is a property manager in the building from 8 am to 5 pm, five days a week, who will also be available by pager or phone. Ms. Demes stated there is a maintenance employee who will be living in the building and will be there 24 hours.

Mr. Kim said there are two main entrances, one from the front and one from the back. From both entrances you enter a vestibule and then the lobby. He stated at each wing there is an exit, which is not for entering only for exiting.

Commissioner Przepiorka asked if they have talked about the lighting plan for the parking lots. He asked if there are any other security measures like outside video.

Mr. Kim stated they did a site photometric plan, which they will meet the Village's requirement. He then presented and showed the Commission on the overhead screen where the parking lights will be located. He said in the front entrance canopy there will be a light and additional lighting at the entrance door. Mr. Kim said there will be

lights along the sidewalk so you can see at nighttime. He stated it will be very lit up but they do have to have zero lighting at the property line.

Commissioner Przepiorka asked about video surveillance.

Ms. Demes stated they don't typically have video surveillance and asked if this was something that they should be concerned about.

Commissioner Przepiorka stated with the location and the street that they are on there is a lot of traffic, playground areas and a skateboard area near-by. He said also there are apartments to the north and a shopping center to the south. He was concerned with the rear of the building which will be away from the street.

Ms. Demes stated that it is locked and they have never had to have video surveillance at any of their other communities. She said they were a little concerned with the south and that is why they broke up that back parking area. She stated it does not go through to the east because they did not want to encourage skateboarders to make it part of their skateboard run.

Commissioner Hendricks said in regard to the monthly rents, there were very specific parameters for income. He asked if she could elaborate on how those parameters are met and are they getting subsidized.

Ms. Demes said they are using several layers of financing which include Federal and State financing. She stated the biggest piece of it is called the Low Income Housing Tax Credit Program. That program writes down the cost of the financing so that they can keep the rents low and there will be a very small first mortgage bank loan. She said the rest of it is soft loans and equity from the sale of tax credits. Ms. Demes stated the program has restrictions and there is a formula which is 30% of the area's median income for a certain sized apartment. She said they center rents to be in compliance with that program. The rents that she stated earlier are all set by that program. She stated that there are no rental subsidized attached to the project although they certainly except housing choice vouchers, which is a great program for seniors. Ms. Demes said that is a rental subsidy, so seniors with those vouchers only have to pay 30% of their income and the rest would be paid by the local housing authority to them.

Chairman Zawacki asked if the Commissioners had any more questions. None responded. He then asked if there were any statements or testimony from persons who which to support the applicants, including statement or testimony from Village staff. He stated that they will start with Village staff.

Jenny Horn, Senior Planner for the Village of Woodridge, was sworn in. She said the applicant did a good job of going over their proposal, so she would like to go over just a few additional elements. She said as they mentioned the property is about 3.4 acres located on Janes Avenue. She stated it was part of an overall Special Use

Permit which was granted in 1986 for a Planned Unit Development which consisted of the subject property and The Maples multi-family complex. The overall development initially consisted of 195 one, two and three bedroom rental units. Ms. Horn stated as part of a 2008 redevelopment agreement with the owner of The Maples, the owner subdivided the two properties and sold the 3.4 acre parcel to the Village of Woodridge in 2011. The senior housing parcel is now referred to as lot 1 and The Maples is lot 2. In 2011, the Village demolished the two buildings that were previously on lot 1. She said as part of the redevelopment agreement on lot 2 the owner was to consolidate 80, one bedroom apartment units into 40, three bedroom units. She stated the owner was also required to renovate all of the units and complete a number of exterior improvements to the complex which the owner is currently finalizing. Ms. Walden said there are now 123 units within The Maples.

Ms. Horn stated in January of this year, the Village released a request for qualification to solicit proposals from senior housing developers that were interested in owning, developing and operating a senior living facility on lot 1. She said the Senior Housing Selection Committee, which consisted of two Village Board Trustees and two Plan Commissioners, conducted an extensive review of the seven responses that the Village received. Ms. Walden stated that in May 2012, the Village Board supported the Selection Committee's recommendation to select The Alden Foundation to develop an independent living senior facility on this site.

Ms. Horn said in July of this year, the Village Board entered into a sale and redevelopment agreement with The Alden Foundation, which outlined the sale of the property and also the general parameters of the project. This included the development of a 4-story building with 90 to 94 units of independent living senior apartments.

Ms. Horn stated the request presented tonight is an amendment to the existing Special Use Permit for the PUD, and also approval for the Preliminary Planned Unit Development plan and plat. If Alden is successful in receiving the preliminary approvals and obtaining the necessary financing this winter, they intend to submit applications for final PUD approval next summer/fall.

Ms. Horn said the proposed plan is consistent with the approved sale and redevelopment agreement that the Village entered into with the Alden Foundation earlier this year. As mentioned by the applicants, the building is approximately 96,000 square feet and 45 feet in height. She stated the building has a substantial setback from Janes Avenue. It has many amenities like an outdoor gazebo, courtyards, as well as open space. She said on the site plan there is a half an acre that is blocked off which is referred to as the View Zone on the plan. This provides a site line to Janes Avenue to The Maples complex, which was a condition of the 2008 redevelopment agreement.

Ms. Horn stated there is a north and south entrance drive, which are currently located on the site, and will be maintained. She said the northern entrance drive is owned and

will be maintained by the owner of lot 2. The southern entrance drive will be part of lot 1 and will be maintained by The Alden Foundation. Ms. Horn stated there are four points of ingress and egress, including two along the north entrance drive and two along the south entrance drive. The western parking lot, which is in front of the building, provides for thru access to the northern and southern entrance drives. Ms. Horn said as mentioned before, the parking lots at the rear of the building are not connected and that is intended to enhance the outdoor amenities on-site but also to prevent possible cut thru traffic.

Ms. Horn said the applicant is proposing to modify the existing median in the southern entrance drive to provide full access to the southwestern access point to the property. She stated only a right-in and right-out will be provided on the northern entrance drive at the northwestern access. She said there is not a proposed cut into the median at the north entrance drive.

Ms. Horn stated the applicant provided a traffic study which demonstrated the anticipated impact of the proposed development which is included in staff's report. She said the overall traffic that is estimated to be generated by the proposed development is 12 in and out trips during the weekday morning peak hours and 15 in and out trips during the weekday evening peak hours. Ms. Horn said the study concluded that all of the intersections within the area currently operate at a good level of service. With the addition of the development-generated traffic and other growth in the area, including full lease-up of The Maples complex, all intersections within the study area are projected to operate at the same level of service. She stated the existing roadway system has sufficient reserve capacity to accommodate the development generated traffic.

Ms. Horn said the tree preservation and landscape plan meet the Village Code requirements in all aspects. The stormwater management for this site is accommodated by existing detention facilities off-site. She stated per the DuPage County Stormwater Ordinance there are best management practices required on-site, which are proposed along the western edge of Janes Avenue, as well as a rain garden south of the building, and permeable pavers in the east parking area. She said the applicant will be required to submit full details of the proposed best management practices when they submit applications for final PUD approval.

Ms. Horn stated the applicant is requesting five deviations from the Village's Zoning Ordinance which were outlined by the applicant in their presentation. She said staff is in support of all of those five deviations requests. She stated at this time this concludes staff's report.

Chairman Zawacki asked if the Commissioners had any questions.

Commissioner Przepiorka asked why there was only a need for one view zone.

Ms. Horn stated that is what was negotiated with the owner at that time. She said it would maintain the view from Janes Avenue.

Commissioner Przepiorka asked if it was for the benefit of the residents who live behind this building.

Ms. Horn said partially and for the benefit of trying to lease and sell the units. She stated the sign for The Maples is on the northern entrance and the sign for the senior housing will be on the southern entrance.

Chairman Zawacki stated they will now take statements or testimony from persons who wish to support the applicants. None responded. He said if there is anyone who would like to ask questions to the applicant to please come forward.

Cameel Halim, owner of The Maples, was sworn in. He asked what kind of structure will be built so there will not be any flooding.

John Mayer stated with regards to stormwater storage, DuPage County requires a volume to be stored for the best management practices measures. The storage volume is in the front of the parking, in the rain garden, and underneath the parking lot in the rear with the permeable pavers. He said the water from the building is being drained to the west and stored in the west section and the parking is being stored underneath in the stone.

Mr. Halim stated that he was not allowed to store in the stone when he did The Maples. He asked if that is not allowed based on the revised stormwater ordinance.

Mr. Mayer stated he was correct and the ordinance was adopted recently. It does allow for the best management practice volume to be stored in the stone and that is why it is being allowed. He said detention is required only with projects that include 25,000 square feet or more of new impervious surface and currently the project does not exceed the 25,000 square feet threshold.

Michael Mays, Director of Community Development for the Village of Woodridge, was sworn in. He said an additional note is that the development receives a credit for the previous two buildings that were on the site, which is a factor in the stormwater equation. He stated that he believes they will receive that credit for 18 months and that is part of the new stormwater ordinance provisions. Mr. Mays said it was an effort to focus on making sure adjacent properties do not flood, but also to address water quality.

Chairman Zawacki asked if anyone else wanted to speak. None responded. He said they will now take statements or testimony from anyone opposing the applicant. None responded.

Chairman Zawacki asked if the applicant wanted to make a brief summarization. Ms. Demes declined.

Commissioner Krywaruczenko asked if the rental for a one bedroom unit was at \$300 and a two bedroom unit at \$700 to \$800.

Ms. Demes said that there are different levels depending on the income levels that they have set aside. She stated that there are two market rate units, which the rents for those were not provided earlier in the presentation. The rent amounts she gave were the rents that are restricted for seniors at the 30% or 60% median income.

Commissioner Krywaruczenko asked if she could explain that again. He asked if they were reserved for those people and nobody else can come in there.

Ms. Demes stated that there will be a certain number of units for seniors living on 30% or less and those would be for \$300.

Commissioner Krywaruczenko asked how many units that would be.

Ms. Demes stated they were still finalizing that, but what they originally thought would be about 20 to 24 units. She said two units would be unrestricted and the remaining would be restricted to seniors living on 60% or less of the median income. She stated that 60% of the Chicago area median income level is at \$32,000 for a single person and a little more than \$36,000 for two people. Ms. Demes said the rents for that income would be in the low \$700 range for a one bedroom unit and the high \$800 range for a two bedroom unit.

Commissioner Krywaruczenko stated he read that it is costing them \$20 million and will they ever recover the cost.

Ms. Demes stated that is why they use these programs that are available to them. She said the only way they can keep these rents affordable is by using all these different affordable housing and finance programs. Ms. Demes stated they have a very small amount of debt to repay and the rest is all sales of tax credits, grants, and low interest loans.

Chairman Zawacki asked if there were any final questions. None responded. He then asked the Commission for a motion to close the public hearing.

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

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

B. Review and Consideration

Chairman Zawacki asked if there was anything further from staff.

Ms. Horn said staff has prepared the draft Findings of Fact which are included in staff's report as attachments 7 and 8. Based on the testimony provided, the Plan Commission can modify these Findings to accurately reflect the testimony. She said the Commission will have to make two individual motions to adopt these Findings. Ms. Horn stated that staff recommends that the Plan Commission recommend to the Mayor and Board of Trustees approval of an Amendment to an Existing Special Use Permit for a Planned Unit Development and a Preliminary Plan and Plat of Planned Unit Development for Woodridge Horizon, subject to the Findings of Fact listed in Attachments 7 and 8, plans and conditions listed in staff's report, and subject to the five deviations listed on pages 5 and 6 of staff's report.

Chairman Zawacki asked if there were any more questions.

Commissioner Hendricks asked for a clarification on deviation #2 in regards to density. He asked if the 16 units per acre were based on livable space.

Ms. Horn stated that it is the actual dwelling units, so there are 93 dwelling units for 3.4 acres, which comes out to 27.3 units per acre.

Commissioner Hendricks asked if the additional statistics of 12.7 units was for the whole property.

Ms. Horn stated with lot 1 and lot 2 combined, you can take the total units on both lots divided by the 17 acres which would give you a density of 12.7 units per acre.

Commissioner Przepiorka asked what the surface material would be for the parking lot.

Mr. Mayer said at this time different materials are being considered. Two that they are looking at are either porous concrete or porous brick pavers. He stated that asphalt is not good material to use and they are not recommending it. Mr. Mayer stated they are looking at the installation process for the porous concrete and it is a good candidate. He said the bottom line is to meet the requirements for the ordinance.

Commissioner Przepiorka asked if the rainwater that falls on the parking area, is it funneled to the detention pond on Janes Avenue or does it just seep into the soil below the pavers.

Mr. Mayer stated that it does seep into the soil. That volume of water is primarily infiltration for water quality purposes in the parking lot as well as in the west basin and in the rain garden.

Commissioner Przepiorka asked with those types of materials what is the limit of rainfall that they can handle.

Mr. Mayer stated there really is no limit especially once they are installed. He said as they get older there is some maintenance that is required which occurs over time. He stated the material itself accepts heavy rainfalls. Mr. Mayer said as far as rate numbers he does not know that, but the experience has shown that it accepts the water at a high rate.

Ms. Horn stated when the applicant moves forward with final PUD approval, they will be required to submit a stormwater permit to the Village. She said within that permit they will have to outline the full details of the best management practices that will be incorporated into the site.

Chairman Zawacki asked if the Village had any standards for this kind of a surface.

Mr. Mays stated there are engineering standards that are established in the stormwater ordinance. He said both he and the Director of Public Works had the opportunity to work with DuPage Mayors and Managers over the last year and half to evaluate the County's proposed changes to stormwater ordinance. He stated overall, municipalities are supportive of those changes. There were some modifications made during that process because from a municipality's standpoint they want to make sure that whatever type of water volume structures are proposed are going to work well, not cause problems, and not cause maintenance problems for property owners or municipalities long term. He said these were some of the factors that were taken into consideration when the County approved the changes to the stormwater ordinance.

Chairman Zawacki stated we are basically relying on the County.

Mr. Mays said they are a complete waiver community and as part of the process the Village's consulting engineering firm evaluated the stormwater ordinance proposal. He stated they had the benefit of our own expertise looking at it as well.

Chairman Zawacki asked if there were any further questions. None responded. Chairman Zawacki then called for a motion for the first Findings of Fact for a Special Use Permit.

Commissioner Mast made a motion, seconded by Commissioner Goodwin to adopt the Findings of Fact for a Special Use Permit, as contained in Attachment 7. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Chairman Zawacki then called for a motion for the second Findings of Fact for the Special Use Permit for the PUD.

Commissioner Przepiorka made a motion, seconded by Commissioner Hendricks to adopt the Findings of Fact for the Special Use Permit for the PUD, as contained in Attachment 8. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

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

Commissioner Goodwin made a motion, seconded by Commissioner Mast to recommend to the Mayor and Board of Trustees approval of a Amendment to an Existing Special Use Permit for a Planned Unit Development and a Preliminary Plan and Plat of Planned Unit Development for Woodridge Horizon, subject to the previously approved Findings of Fact listed in Attachment 7 and 8 and the following plans A through E which are listed in staff's report on page 8, and subject to the five deviations as listed on pages 5 and 6 of staff's report, and subject to the condition that the proposed development comply with all applicable Village Codes and regulations. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

V. CONSIDERATION OF SITE PLAN REVIEW – 1145 101ST STREET – INDIANA SUGARS AND SWEET SPECIALTIES

A. Presentation

Jason Zawila stated the site is located at 1145 101st Street and is approximately 7.14 acres. It is improved with a 147,872 square foot office/warehouse building and associated parking lot. He said the Village annexed the subject property along with adjacent 101st street properties and rezoned the area to ORI – Office Research and Light Industrial zoning district in 2010.

Mr. Zawila said Indiana Sugars and Sweet Specialties have recently occupied the building. Indiana Sugars and Sweet Specialties process, deliver and contract packaging of sugar related products. He stated the owner of the building is proposing site plan modifications to modify the parking lot in order to permit six spaces for truck trailers. These spaces will be located adjacent to the northeast corner of the building. In compliance with Village Code, the trucks and trailers will not be parked for more than seventy-two (72) hours. With this improvement, parking spaces will be removed from the proposed trailer parking area. There will be a net loss of 27 parking spaces, with 119 spaces remaining on the site, which will meet the Village code requirements for the tenants.

Mr. Zawila stated the proposed landscaping consists of the replacement of one shade tree, which will be relocated from the proposed truck trailer parking area. No additional landscaping is required for the proposed improvements. He said it should be noted that the site is legal non-conforming with respect to general site design, such as parking lot landscape islands. Per Village Code, the existing legal non-conformities can remain, but any future expansions of the building must comply with Village Code requirements. He stated that the petitioner was present and was not going to make any presentations, but is available for questions.

Mr. Zawila said staff recommends that the Plan Commission recommend to the Mayor and Board of Trustees approval of Site Plan Review, subject to the plan provided with the staff report.

B. Review and Consideration

Chairman Zawacki asked if the Commissioners had any questions.

Commissioner Przepiorka stated the address on the report for the applicant is the exact same address as the site.

Mr. Zawila stated that was correct. He said Futuro Zuccherio was the owner of the building and will be leasing to the two tenants Indiana Sugars and Sweet Specialties.

Commissioner Przepiorka stated that it has Lemont listed as the city.

Mr. Zawila stated Lemont is the postal address that is given to the property. He said unfortunately they could not change it to a Woodridge postal address because the districts do not line up with the corporate boundaries.

Chairman Zawacki asked if there were any other 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 Hendricks to recommend to the Mayor and Board of Trustees approval of Site Plan Review, subject to the following plan:

1. Concept Plan as prepared by Siebert Engineers, Inc., 4851 Indiana Avenue, Suite 450, Lisle, Illinois 60532-3813 of two (2) sheets, dated May 22, 2012 and revised through September 7, 2012.

A roll call vote was taken:

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None
Motion passed

VI. PUBLIC COMMENT (items not related to the agenda) None

VII. DISCUSSION ITEMS

Ms. Horn stated she just wanted to give an update on the Town Centre planning effort. She said staff is still working through the selection process to select a consultant to facilitate the public input process. She said the Village did receive a grant to cover a portion of that project so they are still working through sub-grantee agreement with the State. She stated they hope to begin the public input process after the holidays.

VIII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Ms. Horn stated the Village Board did approve the amendment to the Comprehensive Plan on September 27th. She said they also approved the final PUD, final plat of subdivision and minor amendment to Preliminary PUD for the Park 355 project on August 23rd.

Commissioner Mast stated that she knows that this was not on the agenda for this evening with The Alden Foundation, but when they come back for their final report she would like to have more information about security. She said it was something that the committee asked about when they did their visits to other facilities. Commissioner Mast stated she is not sure if they ask for a review from the Police Department or an outside security firm for a recommendation, but feels that this might be helpful to have for their final presentation. She said if they could present something similar to what they had to do with the traffic.

IX. ADJOURNMENT

Chairman Zawacki called for a motion to adjourn the meeting.

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

Ayes: Goodwin, Hendricks, Krywaruczenko, Mast, Przepiorka, Zawacki

Nays: None

Motion passed