

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING**

Special Meeting of December 10, 2012

A special meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, December 10, 2012 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Commissioner Krywaruczenko called the meeting to order at 7:30 p.m. He stated that he will be acting as Chairman for tonight's meeting.

II. ROLL CALL

Upon roll call the following were:

Present: Goodwin, Hendricks, Sydelko, Krywaruczenko

Absent: Mast, Przepiorka, Zawacki

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 OCTOBER 15, 2012 MEETING

Commissioner Hendricks made a motion, seconded by Commissioner Goodwin to approve the minutes from October 15, 2012 with no changes. A roll call vote was taken:

Ayes: Goodwin, Hendricks, Sydelko, Krywaruczenko

Nays: None

Motion passed

IV. PUBLIC COMMENT

A. Items not related to the agenda.

None responded.

B. Items related to the agenda.

Ron Wasielewski, 9026 Francis Court, Woodridge, stated that he is President of Water Tower Reserve Homeowners Association. He said they are located just south of the subject property. He stated that he had a special meeting with Gallagher and Henry. In that meeting they had showed him a map where a wall on the north side of their property would be 15 feet from the property line. Mr. Wasielewski stated now there is a revision and it was brought closer to the property line with landscaping on the south side. He said he is not sure if the Association wants that landscaping on their side

because they would then have to take care of it. Mr. Wasielewski said he is not sure if they are using mulch or dirt when they plant the 80 bushes that they are planning on. He stated that is the only comment he has.

Commissioner Krywaruczenko stated they will try to get an answer when they cover that subject property during the meeting tonight. He then asked if anyone else would like to make a comment. None responded.

V. CONSIDERATION OF AN AMENDMENT TO PRELIMINARY RPUD PLAN AND PLAT FOR PARCEL G, FINAL RPUD PLAN AND PLAT FOR LOT 4, AND PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR LOT 3 – BOUGHTON WOODWARD RETAIL CENTER – SOUTHWEST CORNER OF BOUGHTON AND WOODWARD - GALLAGHER AND HENRY AND GORDON FOOD SERVICE

A. Presentation

Mrs. Horn stated the subject property is located on the southwest corner of Boughton Road and Woodward Avenue. She said the entire property is referred to as Parcel G of the McAdams Regional Planned Unit Development. The entire parcel is approximately 13 acres and the area being considered tonight is about 10.6 acres of undeveloped land in Parcel G.

Mrs. Horn provided some background information on the original McAdams Planned Unit Development, and said that it is comprised of 445 acres and was annexed in 1989. She stated at that time it was rezoned to Office, Research and Light Industrial. The annexation agreement has since expired, but previously granted zoning approval and permitted land uses remain in effect. Mrs. Horn said the approved McAdams conceptual plan designated certain development parcels (which are lettered) for land uses. She stated that Parcel G is designated for Community Commercial uses, which is consistent with the Village's Comprehensive Plan.

Mrs. Horn stated in 1999 Parcel G was granted preliminary RPUD approval which included a 114,000 square foot shopping center with two outlots. She said since that time, Lot 1 has been developed as a Shell gas station and Lot 2 has been developed with multi-tenant retail called the Woodridge Marketplace. Mrs. Horn stated in order to facilitate the development of the remaining 10.6 acres the owners are proposing certain amendments. Instead of one large retail building they are proposing to subdivide the remaining area into three development lots and one lot for access.

Mrs. Horn said the proposed purchaser for Lot 4 is requesting final RPUD approval to allow the development of a 17,000 square foot retail store for the Gordon Food Service Marketplace. She stated users for Lot 3 and Lot 5 have not been identified so only preliminary approval is being sought at this time for those two lots. She said final approval will be required before building is constructed on those lots.

Mrs. Horn stated the existing outlots of the development are being served by one main access road. Mrs. Horn showed the Commission and audience via overhead the location she was referring to. The Shell gas station also has two right-in/right-out access points. She stated the original plan contemplated full access at the Boughton Road access drive, a right-in/right-out at the west end of the development, two right-in/right-out for the Shell gas station, as well as a full access along Woodward Avenue at Union Street.

Mrs. Horn said due to some changes to Boughton Road since the original approval there are some changes proposed as it relates to access to the development. There is a barrier median in the Boughton Road right-of-way, which was originally proposed as a full access. She stated that is now only a right-in/right-out eastbound access. Mrs. Horn stated there has also been a signalized intersection constructed west of Parcel G since 1999. This signalized intersection serves Ashley Furniture to the south and the Costco development to the north. She said the proposed plan eliminates the western most proposed right-in/right-out access and instead the access road is proposed to be extended to the west to connect to the signalized intersection. She stated there are no changes to the Woodward Avenue access. Mrs. Horn stated the extension of the access road is proposed to be completed with the development of Lot 4. The access at Union Street would not be constructed until Lot 5 is developed.

Mrs. Horn stated the when the Costco development was approved by the Village in May 2010, a traffic study was completed to evaluate the impact of full build-out of all four corners and future regional growth in the area. She said the intersection is under the jurisdiction of DuPage County and they determined at that time approximately \$3 million in improvements to the intersection would be necessary in the future. Mrs. Horn stated Gallagher and Henry was required at that time to provide approximately \$1 million towards those improvements and the County committed to constructing the improvements within 12 years. The improvements would include adding a second left turn lane northbound on Woodward Avenue, adding a through lane eastbound, on the west leg of the Boughton Road intersection, and adding two through lanes, one eastbound and one west bound on the east leg of the Boughton Road intersection.

Mrs. Horn said additionally, the Village required Gallagher and Henry to update this traffic study for the proposed changes to Parcel G. The report also took into account regional and planned growth including Union Point Business Park, Farmingdale Village Condominiums, and some other vacant areas within the region. She stated based on the updated analysis, it is anticipated that the traffic generated by the uses in Parcel G as well as planned growth in the area, can be accommodated by the surrounding roadway network. Mrs. Horn said the study found the access drives proposed to serve the development are adequate to accommodate development traffic and will effectively disperse the traffic onto the surrounding roadway network.

Mrs. Horn stated there are two shopping identification signs proposed for the development – one along Boughton Road and one along Woodward Avenue. She said

each proposed sign is 16 feet tall with a total of 308 square feet of sign surface area. She said the sign meets the Village code as it relates to height and the number of tenant panels, but both signs exceed the maximum sign surface area permitted. She stated a total of 616 square feet is proposed between the two signs, and only 320 square feet sign surface area is allowed on a total of two signs. Mrs. Horn said staff is supportive of the requested relief due to the need of additional visibility and maximum tenant exposure. She stated the two signs are proposed to be installed in conjunction with Lot 4. Mrs. Horn said as far as wall signs, GFS is proposing a total of three signs with a total sign surface area of 240 square feet, which is below the maximum sign surface area for the Village.

Mrs. Horn said stormwater detention has been previously provided for the development of Parcel G in an existing detention facility located between Water Tower Reserve Units 1 and 2 on the west side of Woodward Avenue. She stated the detention facility was constructed in 1996 and there is an existing 42 inch storm sewer along the west side of Woodward Avenue that was designed to convey the stormwater from Parcel G to the detention facility.

Mrs. Horn stated the preliminary 1999 approvals for the property gave special attention to the screening of the commercial property to the residential to the south. In the preliminary approvals there was a six foot masonry screening wall proposed at the south side of the lot between Woodward Avenue and the Village water tower site. Mrs. Horn showed the Commission and the audience via overhead the location using Attachment 6 from the staff report. She said additionally the original approval required that the buffer landscaping that would otherwise be located on the south side of the property directly north of the water tower site, instead be located south of the water tower site on the Water Tower Reserve Property to provided additional screening for those residents.

Mrs. Horn said both of these components have been incorporated into the amended Preliminary Landscape Plan. She stated the six foot wall is included on the south side of the property between Woodward Avenue and the water tower property. She said this wall has been moved slightly to the south closer to the property line to accommodate the new configuration of the lot and site circulation. Mrs. Horn stated the landscaping that was originally proposed south of the six foot wall is now proposed north of the masonry wall. She said that area exceeds what is required for perimeter landscaping for commercial properties adjacent to residential properties. She stated there is a row of arborvitae proposed along the south and east side of the water tower property. Mrs. Horn said there is additionally a number of evergreen trees and shrubs proposed south of the future masonry wall. She stated these would be on the Water Tower Reserve property. She said Gallagher and Henry has presented this to the Water Tower Reserve Homeowners Association and it would be up to them to decide if they want the proposed landscaping on their property, which would become their maintenance responsibility. She stated staff is still coordinating that with the two parties and will make sure whatever is decided by the homeowners association will be incorporated into the plans.

Commissioner Krywaruczenko asked if this addressed Mr. Wasielewski's concern of who is maintaining that particular area.

Mrs. Horn stated it would be the Water Tower Reserve Association's responsibility to maintain the landscaping on their property if they choose to accept the new landscaping proposed by Gallagher and Henry. She said it is her understanding that the Association representatives still need confirm with the entire association if they want the landscaping or not. She stated the Village has asked the Association for something in writing as to their decision.

Mrs. Horn stated as it relates to Lot 4 the proposed landscaping exceeds the minimum perimeter landscaping on the south perimeter of Lot 4 and it meets the requirement for the west perimeter. She said however, they are seeking relief on the north as well as the east perimeter to accommodate the access required to the internal access road and future parking to the east on Lot 5. Mrs. Horn stated they are seeking relief for the foundation landscaping on the north end of the building. Ten feet of foundation landscaping is required and only five feet is provided. She said overall, staff is supportive of the landscaping relief that is requested due to the size constraints of the lot and the need to connect to the access and future parking.

Mrs. Horn said the proposed lighting levels for lot 4 meet the requirements for minimum illumination. Additionally, the proposed lighting meets the maximum foot-candle levels permitted at the south and west property lines. She stated they are requesting relief for the illumination levels of the north and east property lines. She said this is to provide adequate lighting levels on the internal access drive and the future parking areas. Mrs. Horn stated a total of 84 parking stalls and 4 handicapped stalls are proposed on Lot 4, which exceeds the required number of parking stalls for that lot.

Mrs. Horn stated there are four deviations that she had mentioned throughout her presentation that are being requested from the Village's zoning ordinance. She said that staff is supportive of all of these deviations and they can all be found on attachment 10 of the staff report.

Mrs. Horn said there are two variations being requested from the Village's subdivision regulations. She stated staff is supportive of both these requests. She said the first is to waive the requirement to submit a preliminary plat of subdivision for the development. Since the developer is moving forward concurrently with final subdivision approval, this plat is not necessary. The second variation request is to waive the requirement that all lots abut a public street, as Lot 4 will not have access from a public street, rather from the private internal road serving the development.

Mrs. Horn stated this would conclude staff's report and the applicant is available tonight to answer any questions.

B. Review and Consideration

Commissioner Krywaruczenko asked if the Commission had any questions.

Commissioner Sydelko stated that the applicant requested an increase on the signage of 616 square feet versus 320 that is the minimum. He said that is about a ninety percent increase and asked if this was a trend that they are going to be seeing in the Village. He stated that it makes him feel that they need to review the signage policies.

Mrs. Horn said it is a trend and they have granted similar or more relief to some of the shopping centers along 75th Street and Route 53 by Seven Bridges. She stated it could be something that they could consider in the future.

Commissioner Sydelko stated he feels signage is important for business purposes and maybe the Village is a little to conservative at this time.

Commissioner Goodwin asked if the six foot masonry screening was going to be constructed prior to the construction of the building.

Mrs. Horn stated it will be constructed as well as the landscaping north of it with Lot 5 development. So it will not be constructed with the proposed GFS building on Lot 4, it would be installed in conjunction with the development of Lot 5.

Commissioner Sydelko did say he wanted to confirm that Lot 5 is not being considered now nor is there any prospected builder for it.

Mrs. Horn said they are not seeking final approval for Lot 5 at this time. She stated they would have to come before the Plan Commission and the Village Board for approval before they could build anything on Lot 5.

Commissioner Sydelko asked what landscaping would be put in if this is approved prior to development of Lot 5.

Mrs. Horn stated everything that is on the landscape plan for Lot 4 (GFS). This would include perimeter landscaping, foundation landscaping, and landscaping within the parking islands of Lot 4. She stated the masonry wall would not be installed until Lot 5. She said additionally, Gallagher & Henry has proposed landscaping along the south and east side of the water tower property, and on the north side of the Water Tower Reserve Property between Woodward Avenue and the water tower site. Mrs. Horn stated that if the Association agrees to the proposed landscaping, it would also be installed with Lot 4. She said Gallagher & Henry are still working with the homeowners association to finalize this agreement.

Commissioner Krywaruczenko asked if staff would like to make a summary.

Mrs. Horn stated no but she stated that there are two draft Findings of Facts that are attached as Attachment 11 and 12 to staff's report and the Commission can modify

them as necessary. She said there will have to be two separate motions to approve those. She stated staff recommends that the Plan Commission makes four motions which are noted on page 7 of staff's report and recommend approval of the proposed project to the Mayor and Board of Trustees subject to the plans and conditions listed in staff's report.

C. Findings of Fact

Commissioner Krywaruczenko called for a motion for the Findings of Facts.

Commissioner Hendricks made a motion, seconded by Commissioner Goodwin to adopt the Findings of Fact for Preliminary RPUD Plan and Plat for Parcel G, as contained in Attachment 11 of staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

Commissioner Goodwin made a motion, seconded by Commissioner Hendricks to adopt the Findings of Fact for the Final RPUD Plan and Plat for Lot4 (GFS), as contained in Attachment 12 of staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

D. Recommendation

Commissioner Krywaruczenko called for a motion for a recommendation to the Mayor and Board of Trustees.

Commissioner Henricks made a motion, seconded by Commissioner Goodwin to recommend to the Mayor and Board of Trustees approval of Preliminary and Final Subdivision for Lot 3 of Parcel G, subject to the Final Plat of Subdivision, as prepared by SPACECO Inc., located 9575 W. Higgins Road, Suite 700, Rosemont, IL, identified as Job No. 7527, consisting of two sheets, dated August 13, 2012 and revised through November 30, 2012, and subject to the variations listed on Attachment 10 of staff's report dated December 10, 2012.

A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

Commissioner Goodwin made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Board of Trustees approval of Amended Preliminary RPUD Plan and Plat for Parcel G and Final RPUD Plan and Plat for Lot 4 (GFS),

subject to the deviations listed in Attachment 10, the previously approved Findings of Fact listed in Attachment 11 and 12 and the following plans A through H, on page 8, as prepared in staff's report dated December 10, 2012 and subject to the following conditions A through F, on page 9, as prepared in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

Mr. Mays stated he wanted to reiterate, for the benefit of the public, that one of the conditions that the Plan Commissioner just approved requires the agreement between the Water Tower's Homeowners Association and Gallagher & Henry to agree to the landscaping plan prior to the final Village Board consideration.

VI. CONSIDERATION OF SITE PLAN REVIEW – GREENE VALLEY TREATMENT PLANT – 7900 ROUTE 53 – DUPAGE COUNTY PUBLIC WORKS

A. Presentation

Mr. Zawila stated that after staff provides their summary the applicant would like to present additional information to the Commission. He said the subject property is approximately 10.67 acres and is improved with various structures and associated parking for the DuPage County Greene Valley wastewater treatment plant. The site is located at 7900 Route 53. He said the Village annexed the south 10.67 acre portion of the Greene Valley wastewater treatment plant in 1960 and subsequently rezoned the property to M-1. He stated in 2003, the northern 27.57 acre portion of Greene Valley wastewater treatment plant was annexed into the Village. Previous to annexation of the property into the Village, the treatment plant received a conditional use approval from the County.

Mr. Zawila stated the applicant is seeking a site plan review approval to construct a 3,144 square foot vector truck receiving station and associated improvements. The new building will allow vector equipment to safely dispose of material at the treatment facility. He said it is expected that disposal material will primarily consist of excavated material from municipal sewer and water operations, as well as storm sewer and culvert cleaning activities. He said the County has stated the current practices are inefficient and the proposed vector station would allow more efficient and appropriate operation of the management of this type of waste.

Mr. Zawila said the Comprehensive Plan identifies this area for transportation and utilities use. The proposed use complies with the Comprehensive Plan and M-1 Zoning District, and is consistent with other structures and operations of the treatment plant.

Mr. Zawila stated that in regards to odors with the proposed station, the County expects a reduction in the odor potential from the operation of the station as the material will be

dewatered, the liquid will be treated and the solids will be deposited in a more efficient manner than current practices.

Mr. Zawila said that the foundation landscaping, which meets Village Code, will be installed along the northern portion of the receiving station. He stated the sole access to the property is Route 53. The applicant has submitted a traffic analysis that summarizes the traffic impacts that will result from the proposed vector truck receiving station. He said currently there are approximately 2 to 3 vector trucks accessing the site depending on the time of year. The analysis identifies that it is expected that during the first year of operations an average of 1-2 additional trucks will use this facility per day. Mr. Zawila stated that over the next several years operational growth can increase to an average of 3-5 trucks per day disposing at the facility.

Mr. Zawila said based on the results of the traffic analysis, no roadway or intersection improvements are needed and the existing lane configurations and intersection controls to the site will accommodate the proposed improvement.

Mark Bushnell, of Trotter and Associates, stated he wanted to provide a presentation and answer any questions that the Commission might have. He said, as Mr. Zawila stated, it is the existing wastewater treatment facility located just south of 75th Street and west of Route 53. Mr. Bushnell stated that the existing wastewater treatment facility, Crabtree Creek runs through the middle and everything on the north side is the existing wastewater treatment facility. He said on the south side is the old plant which was decommissioned, and then there is the existing material storage area, clarifier and existing open air pole barn. He stated on the east side adjacent to Route 53 is a sub-storage unit device.

Mr. Bushnell said the existing area was previously disturbed with a wastewater treatment plant that was decommissioned. He stated there is still some old foundation and concrete on the site. He said they will not be disturbing any native areas and the proposed structure will be located 720 feet from Route 53.

Mr. Bushnell stated that material storage is currently located on the proposed location of the station. He said there are two different types of materials that are brought to the site. One is clean fill, which is excavated from water main repairs or any excavations that the County or the Village is completing. There is an existing concrete pad from an old building and a gravel pad.

Mr. Bushnell said some of the contaminated material, which would be sanitary sewer or any material that is wastewater or not clean, would be taken to the existing area pole barn. There is a concrete pad with a roof and no sides. The material is dumped under the roof of the barn and everything drains into a trench drain which is located on the perimeter. He stated right now everything is open air so you do have some odors that escape.

Mr. Bushnell showed the Commission pictures of a vactor truck and stated it would be used by the Village and the County. He said it is basically a vacuum on wheels. He stated the two primary uses are sewer cleaning and hydro excavation. With sewer cleaning you can back it up and put the nozzle right in the manhole to get out any kind of blockage. This is the material that they would be taking to the existing barn on site. He said with hydro excavation or vacuum excavation, if you are doing a water main repair or an excavation next to a utility line and you don't want to use a normal piece of construction equipment then you can use a vactor. He further stated when material does come to the site out of a sanitary sewer or storm sewer manhole it is mostly very high in moisture content. This is why it is allowed to sit underneath that pole barn so it can dry.

Mr. Bushnell stated the proposed improvements consist of a 3,100 square foot vactor receiving station. He said pavement improvement would allow access to the site from two different sides. He showed the Commission a footprint via overhead of the site's improvements. Mr. Bushnell stated it was about 60' by 50', includes two bays, and each bay includes two dumpsters. He said if someone came to the site they would have to go through a manifest room, which basically checks the truck in by logging who they are and what time they are there. He stated the truck backs in and accesses one of the four dumpsters to deposit the materials. Mr. Bushnell said they do not anticipate having four trucks depositing at the same time. The four dumpsters are just to provide enough material storage so they are able to empty them on a regular schedule.

Mr. Bushnell said the proposed concrete floor slopes to the back of the building (west). The dumpster sits on grade and the dumpster has a screen on the bottom. He stated everything gets dumped out of the vactor into the dumpster, where all the solids are left in the dumpster but the liquids go thru the screen into the trench drain and then to the wastewater treatment plant. He said since it is a temperature controlled environment they do have a pressure washer that they use to clean out the back of the vactor or pressure wash the outside. Since it is a controlled environment everything would drain down into the trenches and then to the wastewater treatment plant.

Mr. Bushnell showed the elevation view from the east. He also showed a view of the building from the south side and explained how smaller trucks will use the station.

Mr. Bushnell stated the benefits are the materials are in an enclosed building, so you don't have to worry about odor, contamination or run-off. He said the screens work a lot better than just putting it on a concrete pad then allowing it to go into a trench drain. He stated run-off material is sent directly to the wastewater treatment plant more efficiently. The material is dumped right into the dumpster, there is no secondary piece of equipment and the material is not waiting outside to be shipped off. Mr. Bushnell said they will use reclaimed water for truck washing and it will be done inside the site. He stated most important is that only the Village and DuPage County are using the site now. He said everything is manifested so everyone knows who is using it and what they are dumping.

Mr. Bushnell said the next steps are to just finalize their engineering designs; there are just a few remaining comments that need to be addressed. He stated then they are looking for Village approval then they would advertise the bids. He said they would like to get it under construction as soon as possible and hope to be operating it late spring or early summer next year.

B. Review and Consideration

Commissioner Krywaruczenko asked if the Commission had any questions.

Commissioner Sydelko asked if the vector material that would be coming to the proposed station would be coming from other sludge treatment plants or locations.

Kevin Buoy, DuPage County Public Works, stated they anticipate it will just be their highway department and public works, with the Village of Woodridge being the first initial users. He said it will mostly be sanitary sewers, excavations or drainage storms.

Commissioner Sydelko asked where they dump the materials from the dumpsters.

Mr. Buoy stated they are dumped in a landfill located south of here.

Commissioner Sydelko asked if the materials are tested before they leave.

Mr. Buoy stated they provided them with the information that is needed to accept it at the landfill.

Commissioner Hendricks asked if there were any complaints from residents regarding the smells currently.

Mr. Zawila stated that he spoke with the code enforcement for the Village this morning and there are no complaints on file for this property.

Commissioner Krywaruczenko asked if there were any more questions. None responded.

C. Recommendation

Commissioner Krywaruczenko called for a motion for a recommendation to the Mayor and Board of Trustees.

Commissioner Sydelko made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Board of Trustees approval of the Greene Valley Treatment Plant Site Plan, subject to the following plans listed A through C as listed in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

VII. CONSIDERATION OF A MAJOR AMENDMENT TO A PRELIMINARY AND FINAL RPUD PLAN AND PLAT AND AMENDMENT TO A RUPUD ZONING LOT PLAN – CLARA’S AT SEVEN BRIDGES – 6500 ROUTE 53 – GENCO HOLDINGS 2, LLC

A. Presentation

Mr. Zawila stated the owner would like to make opening remarks and then staff will give their presentation. Rudy Melchiorre, owner of Clara’s and a member of Genco Holdings 2, stated that he has been operating Clara’s for 25 years in Woodridge. He said they have been looking to expand for about 24 ½ of those years. He stated they finally decided on a site and are asking for the Commission’s consideration tonight. Mr. Melchiorre stated it is the old Krispy Kreme building at Seven Bridges. He said the current building is about 4,500 square feet and they are about 4,250 square feet at their current location. He stated they are going to have to add on an additional 2,500 square feet to the Krispy Kreme that will only increase their seating by 40 to 50 seats. Mr. Melchiorre said it is like taking their current operation and spreading it out, adding an outdoor patio, and adding some additional seating on the inside.

Mr. Melchiorre stated he hopes the Commission considers their request for signage. He said they are requesting to using the existing Krispy Kreme sign that is on the exterior. He stated he thinks their request is smaller than what is there. He said he is sure when Krispy Kreme came in they might have had a lot of pull to get the sign that they had requested. He stated he hopes the Commission gives him the same consideration, because the sign would help immensely due to the location of the building being lower than Route 53.

Mr. Zawila said the subject property is located on the west side of Route 53 at 6550 Route 53. The property is approximately 2.016 acres in size and is developed with a vacant restaurant and associated improvements (former Krispy Kreme).

Mr. Zawila said the development is located on Zoning Lot No. 2 of the Seven Bridges Regional Planned Unit Development, which also includes the Edward Health Center and a two-acre outlot intended for office use. He stated in 2000 Krispy Kreme was granted an amendment to an existing special use permit, conceptual plan, RPUD Zoning Lot Plan and Final RPUD Plan approval for a restaurant and drive-thru. The building has remained vacant since 2007 and Genco Holdings 2, LLC (owner of Clara’s Restaurant) purchased the property this year with the intent of modifying the existing building for a new Clara’s restaurant on the property.

Mr. Zawila stated the petitioner has submitted application for an amendment to the Zoning Lot Plan and major amendment to the Preliminary RPUD and the Final RPUD Plan for the proposed relocation of Clara’s. He said the applicant is proposing to

construct an approximately 2,500 square foot addition to the existing 4,733 square foot former Krispy Kreme, an outdoor patio, a parking lot and other site improvements.

Mr. Zawila said restaurants are permitted in the Seven Bridges RPUD and the proposed use is compatible with the surrounding uses along Route 53. He stated the proposed restaurant development will complement and enhance the commercial uses in Seven Bridge in addition to being a convenient dining destination for the residents of Seven Bridges as well as the broader surrounding area. Additionally, the Seven Bridges RPUD Conceptual Plan designated the subject property for restaurant use.

Mr. Zawila stated the proposed plan provides for 74 parking spaces. He said the parking provided meets the Village Code requirement and it should also be noted that there is a shared parking agreement between Edward Health and Fitness and the subject property. He said the proposed access to the property will remain unchanged from its current configuration. Traffic will access the site at two points along the western and southern portion of the lots. Mr. Zawila stated the existing driveway will be removed and replaced with landscaping, parking and an outdoor patio.

Mr. Zawila stated the building will be modified with a combination of EFIS, stone and face brick. He said the applicant proposes wall and monument signage as depicted in the architectural plans. He said similar to Krispy Kreme, the applicant is requesting a deviation to the sign ordinance to permit the construction of an 18 foot high pylon sign that would exceed the maximum height allowed by two feet. Mr. Zawila stated staff is supportive of signage relief since the elevation of the site is below Route 53. He said it should also be noted that the sign will be installed at a lower height than the previous pylon sign for Krispy Kreme which had been previously approved at 25 feet.

Mr. Zawila said staff is working with the petitioner to have the pylon sign compliment the building's architecture. He stated staff recommends that the sign should be compatible with building design in terms of relative scale, materials, and colors. To achieve this, he said staff recommends incorporating some of the stone and/or masonry into the pylon of the sign to compliment the architecture of the building and the petitioner has agreed to this. Mr. Zawila stated this would conclude his report.

B. Review and Consideration

Commissioner Krywaruczenko asked if there were any questions. None responded.

Commissioner Krywaruczenko asked if there was plenty of parking because there always seems to be complaints regarding parking at Seven Bridges.

Mr. Zawila stated there are some complaints to the north where there are some restaurants. He said they continue to work with the owner of the complex and the association to address the issue. He stated with this particular case the parking is efficient and meets requirements and the shared parking agreement will help out.

Commissioner Krywaruczenko asked if there were any more questions. None responded.

C. Findings of Fact

Commissioner Hendricks made a motion, seconded by Commissioner Goodwin to adopt the Findings of Fact for RPUD Zoning Lot Plan as contained in Attachment 8 in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

Commissioner Hendricks made a motion, seconded by Commissioner Goodwin to adopt the Findings of Fact for the Preliminary RPUD Plan and Plat, as contained in Attachment 8 in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

Commissioner Hendricks made a motion, seconded by Commissioner Goodwin to adopt the Findings of Fact for the Final RPUD Plan and Plat as contained in Attachment 8 in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

D. Recommendation

Commissioner Goodwin made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and the Village Board of Trustees approval of the proposed amendment to the Zoning Lot Plan and Major Amendment to the Preliminary RPUD Plan and the Final RPUD Plan, with a deviation to the sign ordinance to permit the construction of an 18 foot high pylon sign, based on the Findings of Fact in Attachment 8 of staff's report, subject to the following plans A through G, on pages 4 and 5, as prepared in staff's report dated December 10, 2012 and subject to the following conditions 1 through 6, on page 5, as prepared in staff's report dated December 10, 2012. A roll call vote was taken:

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed

VIII. DISCUSSION ITEMS None

IX. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn stated the Village Board approved the site plan approval request for Indiana Sugars and Sweet Specialties at 1145 101st Street at their October 25th Village Board Meeting.

Commissioner Krywaruczenko asked if there was anything else.

Edward Kopytko 8918 Oxford Street, Woodridge, asked if there was a part in the agenda for citizens who had questions or comments.

Commissioner Krywaruczenko stated they had done public comment at the beginning of the meeting, but if he would like to make a comment to please do so.

Mr. Kopytko stated part of his concern living across the street from the complex is the traffic that is on Woodward is very noisy. He said there are trucks galore and it makes it hard for him to use his backyard in any peaceful way. He stated he envisions this GFS property to incur a lot more truck traffic, which will impact the quality of life in that area. Mr. Kopytko said he pays a lot in taxes, as well as his neighbors, and they should have some assurance that whatever is done to the property the noise level will be addressed so they can enjoy their backyards. He stated he would like the Commission to consider the amount of traffic that would be going into this area.

Mr. Mays stated the Board appreciates resident concerns about the development along Woodward. He said one thing he would recommend is if the residents see semi-trucks or tractor trailers utilizing Woodward Avenue going south into International Center to contact the Police Department or call 911 and let them know. Mr. Mays said there are prohibitions about trucks using that as a cut-through. He stated trucks would be able to utilize the shopping center, but if they are taking Woodward all the way south that is not allowed. Mr. Mays said this applies either north or south on Woodward Avenue. He stated with the Lot 5 development it will require Plan Commission and Village Board consideration. He said when they identify a user for Lot 5 resident concerns will be taken into consideration for that proposed development.

Oreste Marsico, 8906 Oxford Street, Woodridge, stated his concern is that Union Street that goes into Lot 5 should only be right-in/right-out. He stated he is also concerned about the speeding on Woodward Avenue. He said there are cars at times going 50 to 60 mph and he can not pull out onto the road. Mr. Marsico stated there is also the bike path that goes down Woodward Avenue and it is hard to see the bikers along there. He feels that this will cause a big traffic jam up and down Woodward. He said there are semi's that go up and down Woodward, but by the time you would call the police they will be gone. Mr. Marsico stated he has family that works for Woodridge Police and they said it would be too hard to just drive up and down Woodward to catch everybody. He said if they would look at the traffic on Woodward and maybe lower the speed limit to 35 mph all down Woodward from 75th Street to I55 to make the traffic noise calm down. Mr. Marsico stated the traffic is a big concern and hopes that this can be looked at for the future. He said he knows they will be back for Lot 5. He stated he is happy that the entrance will be off of Boughton Road.

Mr. Mays stated he would like to get both their addresses, because there was a traffic analysis that was done by a consulting engineer for the Village. He said it was done in regards to what was raised by the Water Tower Reserve residents. He stated with their concerns he would like them to be able to have a copy.

Frank Donofrio, 8844 Oxford Street, Woodridge, stated besides the concerns that were already expressed, another concern of his is the ability to use their yards. He stated he noticed that there is a lack of parkway trees on Woodward Avenue compared to other areas. He said with this new development coming in it would be nice if they could get additional parkway trees to help them get additional privacy so they can use their backyards. Mr. Donofrio stated he would like to offer this suggestion for consideration. He said the other issue with the traffic is the trucks going down Woodward. He stated they can not chase these trucks down. He said the amount of people making "U" turns on Woodward at that section is excessive and with the increase in traffic he could see this happening even more.

Mr. Kopytko asked if there could be a weight limit sign put up so as soon as the semi-trucks see it they know they can not go down that way. He stated that there are no signs posted.

Kevin Coulter, 8929 Oxford Street, Woodridge, stated that he agrees with his neighbors. He said the traffic at Union is a safety hazard. He stated the other safety hazard coming out of there is the bike path. Mr. Coulter stated he had written the Village a few years ago when there was a bad bike accident with a car. He said the Village did put up stop signs on the bike path, but they are ignored by what he would call professional bikers. He stated when Lot 5 gets built you will have people trying to come straight across and there is a rise right there. Mr. Coulter stated anything coming out of Lot 5 should only be a right hand turn. He said in regards to Lot 5 any delivery trucks should be restricted to enter and exit only off of Boughton. He said his final concern is the fascination with all the barrier medians. He stated they are pushing for residents to shop Woodridge, but then they make it difficult to get there by putting these medians in. He said he has to go past the business and make a turn around to get back to the business. He stated this is what is happening on Woodward when people come out of the Shell Station. Mr. Coulter stated if there were no curbs it would help the traffic flow better. He said he feels it is a safety concern for emergency vehicles to get around.

Ray Gerlich, 8835 Oxford Street, Woodridge, stated he had some questions and opinions just like his neighbors. He apologized it is so late, but he did not realize the protocol for the meeting. He said when looking at the plot from Gallagher & Henry it looks like they already had buildings figured out. He stated he thought it was not finalized. Mr. Gerlich stated his question or comment is with Lot 4 and 5 it looks like they have a building already figured out that is going there. He said it looks like it will be a retail building with a lot of traffic. He asked if this shape or configuration is what is going to be there.

Mrs. Horn stated that is what is proposed. She said Lot 4 is the only lot being proposed for final development at this time. She stated before Lot 3 and 5 is developed it would have to come back for final approval and would come back before the Plan Commission.

Mr. Gerlich said so they are looking for someone to fit into a building that they already decided to put up.

Mrs. Horn stated they are preliminarily looking at the utilities and the access for the site. She said certainly with final they could amend the preliminary approvals to accommodate a different configuration.

Mr. Gerlich said his concern is when he first bought in his area, which was in 1999, they were told that the whole area would be zoned for medical building or small office buildings. He stated he figured traffic would be light and there would not be much trouble. He said the way it looks now is that there is going to be another shopping center like Costco. Mr. Gerlich said he would have to agree with his neighbors and the traffic here is becoming a little dangerous. He stated if they are going to be asked to live with this then a few things have to be looked at. He said the divider along the road is causing people to make "u" turns and you can't get into these lots. He stated you can not get into Lots 2 and 1 unless you are heading east on Boughton. Mr. Gerlich said it used to be open, it was when they redid Boughton Road they added this divider. He then asked where the access was for the property.

Mrs. Horn stated that there is an existing light on Boughton Road that serves Costco to the north and Ashley Furniture to the south. She said this proposed development would connect to that signalized intersection so there would be a full access to this development in addition to the right-in/right-out that is already there on Boughton.

Mr. Gerlich said that would be his concern and would like the Village to make sure that it is safe there. He stated he has been cut off many times when driving down Boughton where the lane disappears. He said people do not realize that the lane ends and then they merge without looking. He stated maybe something needs to be done with that lane. Mr. Gerlich said when he comes out on Union Street to head to work he has to worry about two things. One is the people making the "u" turns and the other is the bicycle traffic. He stated the bicyclists are not obeying the stop signs. He said he likes the shrubbery and bushes that are along the right away, but he has to pull so far forward to be able to see the traffic. He stated maybe they just need to make sure bushes and trees are cut back. Mr. Gerlich said he too noticed that they are missing a lot of trees. He stated he thinks some have died and they never replaced them.

Mr. Mays stated in 1999 the Village granted preliminary approval for a 120,000 square foot retail shopping center at that site. He said all the comments made tonight, staff will take into consideration. He stated as the additional two lots come forward they are

requiring the developer to update the traffic study so staff and the Plan Commission can review it and take residents comments.

Commissioner Krywaruczenko asked if there were any more comments. None responded.

X. ADJOURNMENT

Commissioner Krywaruczenko called for a motion to adjourn the meeting.

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

Ayes: Hendricks, Goodwin, Sydelko, Krywaruczenko

Nays: None

Motion passed