

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of March 18, 2013**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on March 18, 2013 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: Goodwin, Hendricks, Krywaruczenko, Przepiorka, Sydelko, Zawacki

Absent: Mast

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

Commissioner Krywaruczenko made a motion, seconded by Commissioner Hendricks to approve the minutes of the March 4, 2013 meeting with no changes. A roll call vote was taken:

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

Nays: None

Motion passed

IV. CONSIDERATION OF A REZONING FROM THE R-1 RESIDENTIAL DISTRICT TO THE ORI OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT AND SITE PLAN REVIEW – 2500 107TH STREET – MAUSER USA, LLC.

A. Public Hearing

Chairman Zawacki called the public hearing to order at 7:35 p.m. He reviewed the application before the Plan Commission verifying that all required public notices had been given. He then called for a motion to adopt the Rules of Procedure.

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

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

Nays: None
Motion passed

Chairman Zawacki asked if staff was ready to make their presentation.

Mrs. Horn, Senior Planner was sworn in. She stated she would like to enter staff's report into the record as exhibit B. She said the subject property is located at 2500 107th Street, = east of Joliet Road. Mrs. Horn showed the location, using Attachment 2 in staff's report, on the overhead projector. She stated the property is about five acres with an approximately 66,000 square foot office/warehouse building on the site.

Mrs. Horn said in 2002, the Village annexed the properties located at 2600 and 2500 107th Street. The properties were automatically rezoned to the R-1 Residential zoning district and the properties became legal-nonconforming at that time. She stated the subject property is owned and operated by MAUSER USA, LLC, which manufactures plastic drums. She said they have been located at this location since 1986. Mrs. Horn stated they are proposing to modify the building to accommodate new machinery that will bring production back to the facility along with 14 additional employees.

Mrs. Horn stated the proposed change triggers the rezoning from the R-1 Residential zoning district to the ORI – Office Research and Light Industrial zoning district as well as site plan review. She said the Village's Comprehensive Plan identifies this area for Office, Research and Light Industrial uses. The proposed use complies with the Comprehensive Plan and is compatible with the surrounding uses adjacent to the subject property. She stated office, warehouse and light manufacturing uses are all permitted in the ORI zoning district and is the most appropriate zoning for this property

Mrs. Horn said the current height of the building is 25.5 feet. She stated with the proposed roof modification, a 1,400 square foot area would expand to approximately 34.5 feet in height. She said the maximum building height in the ORI zoning district is 40 feet. Therefore, the proposed modification would be in line with the zoning height requirements in the ORI zoning district. Mrs. Horn stated that would conclude staff's report.

Chairman Zawacki asked if the Board had any questions for staff. None responded. He then asked if the applicant was ready to present its case.

Gary Berzynski, 19 High Lake Avenue, West Chicago, stated he was the Senior Project Manager for the MAUSER Corporation. He said he wanted to thank staff for working so hard to get them to this meeting. He stated everyone at MAUSER is looking forward to getting this property rezoned. Mr. Berzynski stated he did not realize the zoning until he submitted a project permit. He said they do have a production machine coming and are looking forward to

employing 14 additional employees. He stated some of the employees would be employees from their Addison location that live in this area. He said they will be happy to shorten their commute every day. Mr. Berzynski stated he had nothing further.

Commissioner Zawacki asked if the Board had any questions. None responded. He then asked if anyone in the audience would like to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

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

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

Nays: None

Motion passed

B. Plan Commission Discussion

Chairman Zawacki asked if the Commission had any questions.

Commissioner Krywaruczenko asked if the properties next to this facility were zoned the proper way.

Mrs. Horn stated in 2007, the property at 2600 107th Street was rezoned to the ORI zoning. She said the properties to the south are zoned RBC and are in the Internationale Centre Business Park. She stated the property to the east is actually in Bolingbrook.

C. Staff Recommendation

Mrs. Horn said staff recommends that the Plan Commission makes two motions which are on page 3 of the staff report. She said the first would be the approval for rezoning and the second would be the approval of site plan review, subject to the building elevation plans.

D. Plan Commission Recommendation

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

Commissioner Goodwin made a motion, seconded by Commissioner Krywaruczenko to recommend to the Mayor and Board of Trustees approval of the rezoning from the Village R-1 – Residential District to the ORI – Office, Research and Light Industrial District zoning classification as stated in staff's report dated March 18, 2013. A roll call vote was taken:

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

Nays: None
Motion passed

Chairman Zawacki called for the second motion.

Commissioner Krywaruczenko made a motion, seconded by Commissioner Goodwin to recommend to the Mayor and Board of Trustees approval of the Site Plan Review, subject to the Building Elevations as prepared by Koziol and Brown Architects and Engineers, 1621 Ogden Avenue, Lisle, 60532, identified as Project No. 13123-3, consisting of four sheets, dated February 15, 2013 and revised through March 1, 2013 and subject to the condition that the development of the subject property shall comply with all applicable Village codes and Ordinances. A roll call vote was taken:

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

Nays: None

Motion passed

V. CONSIDERATION OF CERTAIN PROPOSED ZONING TEXT AMENDMENTS TO TITLE 9 OF THE VILLAGE CODE, THE ZONING ORDINANCE OF THE VILLAGE OF WOODRIDGE – ELECTRONIC MESSAGE BOARD SIGNS FOR GOLF COURSES – ZIGFIELD TROY GOLF

Chairman Zawacki called the public hearing to order at 7:48 p.m. He reviewed the application before the Plan Commission verifying that all required public notices had been given. He then called for a motion to adopt the Rules of Procedure.

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

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

Nays: None

Motion passed

Chairman Zawacki then asked if staff was ready to make their presentation.

Mr. Zawila, Planner, was sworn in. He stated he would like to enter staff's report as exhibit B. He said the applicant, Zigfield Troy Golf Course, is proposing this text amendment to the Village's Zoning Ordinance requesting that electronic message boards be allowed for golf courses located in the Village. Mr. Zawila stated currently electronic message board signs are permitted by staff approval for gasoline service stations (to display gas prices) and movie theater buildings. He said additionally, electronic message board signs are permitted as a special use for shopping centers and nonresidential uses in residential districts. Mr. Zawila stated to date there are currently five electronic message board signs and eight gas station signs.

Mr. Zawila said similar to shopping center and movie theater signs, the proposed amendments establish a maximum area requirement for the electronic portion of the sign. He stated signage will need to be displayed for a minimum time period of five seconds before changing; this is to limit flashing signage. He said the permitted height and sign face area requirements for signs that would be permitted for golf courses will not be altered with this amendment. Therefore, the EMB sign must be incorporated into the sign within the existing height and sign face area requirements. Mr. Zawila stated as proposed, the amendment will permit EMB signage in three locations in the Village. He said one of which already has an EMB sign and that is for Seven Bridges.

Mr. Zawila stated staff also surveyed the Village's surrounding communities for their EMB sign regulations. He said as noted in the staff report, surrounding communities are mixed for these types of signage. He stated there has traditionally been a concern for the proliferation of EMB signs throughout the community. Mr. Zawila said staff believes that due to the location of the three golf courses (one of which already has a sign for the development), the potential proliferation of this type of signage is limited. He stated the proposed amendment is consistent with the requirements for movie theatre and shopping center signs in the Village, meaning they include the limitation on the size of the sign and message timing. He said this would conclude staff's report at this time.

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

Commissioner Krywaruczenko asked why the Village is doing this just for golf courses.

Mr. Zawila stated it was the application that was submitted so staff is only reviewing golf courses at this time.

Commissioner Krywaruczenko said they have changed the zoning text before without anybody applying for something. He asked why don't you just go across the board and let everyone have this.

Mr. Zawila stated the proliferation of signage has traditionally been a concern for the Village in the past. At this time staff only reviewed signage for golf courses. As mentioned in the last meeting they are looking at comprehensive text amendments for the entire Village and potentially looking at additional electronic message board amendments.

Commissioner Krywaruczenko stated Downers Grove is right across the street and they do not allow EMB signs, nor does Darien. He asked why we would allow them.

Mr. Zawila stated the Village has allowed them and they are for very specific areas. He said it is up to each Municipality to have this type of signage inside the corporate limits. He stated that staff has received requests for other standalone businesses and will review the code for amendments. Mr. Zawila said it ultimately depends on what a community wants to allow for this type of signage.

Commissioner Krywaruczenko asked what this type of information is this signage going to display.

Mr. Zawila said that might be best answered by the petitioner. He stated it is their understanding it would offer promotional efforts for the golf course itself and advertisement specials.

Commissioner Sydelko asked if the Seven Bridges sign they were referring to was the one on Route 53.

Mr. Zawila stated yes.

Commissioner Sydelko stated the golf course club house is on a different road. He asked if this is approved by the Village, can they apply for another EMB sign.

Mr. Zawila said that the way this amendment is written that would be correct. He stated it would also require an amendment to the RPUD itself, so it would need to be reviewed by the Village Board if they chose to do install that type of signage.

Commissioner Przepiorka stated in Attachment 4, under proposed language, second line, it states movie theatres and it should be golf courses.

Mr. Zawila stated that when the Board makes their recommendation they should include the reference to amend the text to state golf course, instead of movie theaters.

Chairman Zawacki asked if there were any further questions for staff. None responded. He then asked if the applicant wanted to present their case.

Tim Troy, one the managing partners at Zigfield Troy Golf Course, was sworn in. He stated his brother who is the other managing partner was also present tonight. He thanked the Board for meeting with them and stated they have enjoyed their business being in Woodridge for many years. Mr. Troy stated he appreciates the effort the Board puts in to make the community better.

Mr. Troy stated Zigfield Troy Golf desires to improve the quality of their signage on 75th Street by installing a monument ground sign with electronic

messaging. He said this would provide a beautification of their commercial frontage, as well as clear identification of their facility with their many offerings. He stated for those of you who play golf know that it is a great game and a wonderful activity for recreation with friends and family. Mr. Troy said he is very happy that the Village of Woodridge has recognized this through the years and has acted to keep golf as an important recreational opportunity in our community.

He stated through the years in the golf industry they have come to understand there are many in the area that would like to get involved with golf. However, they are unaware of various opportunities to get introduced to the game. Mr. Troy stated at Zigfield Golf they consider their facility a place where avid golfers can work on their game, but they also consider it as a doorway to the game of golf. He said it is a place for residents who are looking for a comfortable way to get into the game to see if they enjoy it.

Mr. Troy said since 90% of the first time golfers venture out to courses between the time of Memorial Day and Labor Day, it gives them a short window to get their messaging out effectively. He stated given the rush of events that Woodridge golf courses typically host during those 95 to 100 days, they believe an EMB is a great avenue for their courses to do this. Mr. Troy said last summer they hosted six women beginning boot camps, hundreds of private golf lessons, many kid golf camps, a weekly minority junior golf clinic, two regional junior golf competitions, a regional adult competition, 4th of July fireworks, Woodridge Chamber and Reception, a golf marathon fundraiser for Almost Home kids, and Patriot Golf Day. He stated they feel better signage and messaging will increase participation in these events, as well as their standing golf offerings.

Mr. Troy stated in the slower months they will use the EMB to keep residents aware of their hours of operation, year-round heated practice range, specials that they have, equipment fitting, golf program sign-up dates, and seasonal openings and closings. He said at Zigfield Gold they enjoy being a part of Woodridge's recreational opportunities especially a part of the local golf community. He stated he hopes to see many more residents take advantage of the opportunity to enjoy golf at any of three facilities and thus enhance their enjoyment of life. Mr. Troy said after all, as the Zigfield Troy family has been taught to say, "Golf is the game of a lifetime". He thanked the Board and stated he would answer any questions that they had.

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

Commissioner Przepiorka asked where is the proposed location of the EMB on the property.

Mr. Troy stated it was yet to be determined. He said the factors they are looking at are where ComEd make a connection for their electrical supply. He stated the

best positioning are related to the telephone poles that are on 75th Street. He said it would be near one of the two driveways on-site. Mr. Troy stated they have been waiting to petition the Board, for the text amendment, until after the redesign of 75th Street.

Commissioner Krywaruczenko said the picture that shows the sign does not seem large enough to put much information on it.

Mr. Troy said that is a prototype design and the letters on the picture are quit large. He stated the letters can be smaller than that and still be well read.

Commissioner Krywaruczenko said the speed limit on 75th Street is 40 mph. He asked if they believed the smaller letters will be able to be seen at that speed.

Mr. Troy stated they were going to experiment with it and see what works for them. He said the five second minimum time might not be long enough because their signs are located near stop lights.

Commissioner Przepiorka asked if the electronic portion of the sign would be equivalent to the same size as the movie theaters or is it smaller.

Mr. Troy stated he thinks it would be equivalent to or smaller.

Chairman Zawacki asked since the golf course is open 180 days a year, what are they going to run on the sign during the off-season.

Mr. Troy stated that they are open year round. He said they have a heated driving range. He stated this is why they want to have better signage on 75th Street, because many people do not know that they are opened year round. Mr. Troy said they also do club fittings, year round teaching, and they have sign-up for the junior golf club starting.

Commissioner Przepiorka asked if the miniature golf facility was also part of their property.

Mr. Troy stated yes it is.

Commissioner Przepiorka asked if that would be something they would also be advertising for on the sign.

Mr. Troy stated yes they would.

Commissioner Przepiorka asked if he had a sense or a percentage for how much each of the three different entities, mini-golf, driving range, and golf course, would get.

Mr. Troy said his guess would be that the teaching program and Par 3 activities would be the majority. He stated also the opening hours because they get many phone calls asking if they are open. He said they would do the same for the mini-golf course when they know when they are going to open.

Chairman Zawacki asked if the Board had any more questions. None responded. He then asked if there was anyone who wanted to speak in regards to this public hearing. None responded. He then asked for a motion to close the public hearing.

Commissioner Krywaruczenko made a motion, seconded by Commissioner Przepiorka to close the public hearing. A roll call vote was taken:
Ayes: Przepiorka, Goodwin, Hendricks, Krywaruczenko, Sydelko, Zawacki
Nays: None
Motion passed

B. Staff Recommendation

Chairman Zawacki asked if staff had any additional comments.

Mr. Zawila stated he had no additional comments. He said staff does recommend that the Plan Commission recommend to the Mayor and Board of Trustees approval of the proposed text amendment Title 9 of the Village Municipal Code, as outlined in Attachment 4. He stated when they make the motion make sure to state that you want to replace movie theatres as referenced with golf courses.

C. Plan Commission Discussion

Chairman Zawacki asked if there were any additional comments.

Commissioner Krywaruczenko said he already asked the question as to why all businesses are not included in this. He stated he does not understand, if he owned a business why he would not want to have an electronic message board in front of his business advertising for him. He said he does not know where this will stop.

Chairman Zawacki stated it was earlier in the year that they discussed the necessity to discuss signage in Woodridge in more detail this year. He said he is correct when he states why everyone wouldn't want a sign like this. He stated the answer is the Board does not want that.

Chairman Zawacki said could you imagine if Downers Grove allowed it and every business on Ogden Avenue had one. He said they are going to have to be careful as to where they grant that kind of use. He stated they might have to consider it maybe on just main arterial roads or for larger types of businesses.

Chairman Zawacki said right now they do have to make these considerations and it is best to make them on a case by case basis.

Commissioner Krywaruczenko stated why they would not want to consider all the signage in general first.

Chairman Zawacki said that is going to be something more in-depth and it might take more than one meeting.

Commissioner Krywaruczenko stated he agreed and he feels it is already proliferated, citing the Seven Bridges electronic message board, which he feels is illegal and then the billboards right next to it.

Chairman Zawacki stated that is a different topic when talking about billboards.

Commissioner Krywaruczenko said it is the same media. He stated there is a lot of concern about advertising in general. He said he feels people don't even look at these signs.

Chairman Zawacki stated the people who are advertising feel they do.

Commissioner Krywaruczenko said Zigfield Troy is a great facility and does not need advertising. He stated if someone is driving by and cannot see that it is a golf course then they should not be golfing anyways.

Chairman Zawacki stated this is something that needs to be addressed when they can talk about signage in general and then they can talk in much more detail regarding this issue.

Commissioner Przepiorka asked if there was a timeline when this would happen.

Mr. Zawila said they are working on the comprehensive text amendments and signage is part of that. He stated that staff is reviewing amendments for electronic message boards, wall area and monument are signage. He said there has been a consistent trend of granting deviations and variations for larger signage. Mr. Zawila stated they hope to bring it forward for discussion later this spring.

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

D. Plan Commission Recommendation

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

Commissioner Hendricks made a motion, seconded by Commissioner Przepiorka to recommend to the Mayor and Board of Trustees approval of the proposed text amendment to Title 9 of the Village Municipal Code, as outlined in Attachment 4, with the amendment of changing all references of movie theatres to golf courses in Attachment 4. A roll call vote was taken:

Ayes: Hendricks, Przepiorka, Goodwin, Sydelko, Zawacki

Nays: Krywaruczenko

Motion passed

VI. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)

None

VII. DISCUSSION ITEMS

Mrs. Horn said at their January workshop they discussed ways to assist the audience to understand when they had the opportunity to speak during their meeting. She said staff prepared a summary of the public hearing procedures which breaks down the opportunities for public input. Mrs. Horn said on one side you will see the full procedures and the other side is the summarized version focusing on the three opportunities when the public can speak in support or opposition. She stated she wanted the Commission to see it and discuss whether or not it addressed their concerns raised at the workshop.

Chairman Zawacki said when they discussed this awhile back, they had discussed about having something as a handout in front for people to let them know when to speak. He stated this might be the thing we need to pass out to the people. He said it would be a good thing to hand out.

Commissioner Przepiorka stated it was clear and he liked it. He said it was only a half a page so people can read it pretty quickly.

Mr. Mays asked since this was the first time it was put in place, he inquired of the Plan Commission of their feedback on how it worked.

Chairman Zawacki stated they needed an audience to see how it would work. He said it seemed to work fine.

Mrs. Horn stated the biggest change is that staff provided their report before the applicant.

Chairman Zawacki said that worked out well.

VIII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn stated there was none at this time.

Commissioner Przepiorka said one of the public notices was put in the Bugle while the other was put in the Tribune. He asked if this was staff's preference moving forward.

Mrs. Horn stated no, it was just because there was a timing restraint and the Tribune publishes on Saturday and Sunday. She said the applicant needed to get the notice out as quickly as possible and that was the fastest way to do that. She stated the Bugle is still preferred at this time. Mrs. Horn said the Tribune is much more expensive, but they do offer it to applicants if there is a timing constraint with due to the Bugle's Wednesday publish. She stated they have also started to release news flashes on the Village website the Friday before the Plan Commission meetings. All the upcoming Plan Commission cases are noted in this news flash which is sent out to all who are signed up on the Village website to receive news flashes.

Commissioner Przepiorka asked if they would receive it as an email the Friday before.

Mrs. Horn stated yes if they are signed up.

Mr. Mays said one of their efforts is to get out the information on the Plan Commission agenda to the entire community. He stated over the next year the Village will be promoting the opportunity to receive information on Plan Commission items through email notification so people can subscribe and receive that email directly. He said in this way they can see what is being considered by the Plan Commission.

Chairman Zawacki asked if there were any more updates.

Mrs. Horn stated no.

Commissioner Sydelko asked if there were any scheduled meetings coming in April.

Mrs. Horn stated not at this time, but she will keep them posted.

Commissioner Sydelko stated if that proves to be correct then this will be his last meeting before he retires from the Plan Commission. He said he would like to thank staff and the Commission. He stated it has been a pleasurable experience for the past 14 years.

Commissioner Przepiorka said he would like to thank Commissioner Sydelko for his 14 years. He stated it was a great service to our community.

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

IX. ADJOURNMENT

Chairman Zawacki then 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: Hendricks, Goodwin, Krywaruczenko, Przepiorka, Sydelko, Zawacki

Nays: None

Motion passed

Donn Zawacki, Chairman

Peggy Halper
Recording Secretary