

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

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

II. ROLL CALL

Upon roll call the following were:

Present: Gaspar, Hendricks, Mast, Zawacki

Absent: Balogh, Przepiorka, Page

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 NOVEMBER 4, 2013 MEETING

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

Ayes: Mast, Gaspar, Hendricks, Zawacki

Nays: None

Motion passed

**IV. CONSIDERATION OF SITE PLAN REVIEW – 16300 103RD STREET – A.
BARR SALES**

Commissioner Balogh arrived at the meeting at 7:32 p.m.

Chairman Zawacki asked staff to make their presentation.

A. Staff Presentation

Mr. Zawila said the site is approximately 6.58 acres and is improved with a 109,853 square foot office/warehouse building and associated parking lot. He stated the site is located at 16300 103rd Street near the intersection of Lemont Road and 103rd Street.

Mr. Zawila stated the Village annexed the subject property along with adjacent 103rd Street properties and rezoned the area to M-1 manufacturing zoning in 1993. The building on the subject property was constructed prior to the annexation. He said the building is currently occupied by A. Barr Sales and other businesses.

Mr. Zawila stated A. Barr Sales is proposing site plan review approval to install nitrogen and CO2 storage tanks along the western side of the building. He said the CO2 and nitrogen will be used for beverage processing. He stated the applicant is also proposing to add additional entry doors and will modify the parking lot areas on the eastern side of the building to allow access to each side of the building.

Mr. Zawila said the site is legal non-conforming with respect to general site design, such as parking lot landscape islands and current parking available. He stated per Village Code, the existing legal non-conformities can remain, but any future expansions of the building must comply with Village Code requirements. Mr. Zawila said although the proposed improvements will not necessitate additional parking, the Village will enter into a landbank parking agreement for the remaining parking spaces that are required. He stated this is similar to other properties located in this corridor.

Mr. Zawila stated the proposed landscaping brings the site closer to conformity with the Village Code. With the proposed improvements the proposed landscaping will meet the Village Code at such a time parking is installed on the eastern portion of the property. He said the applicant is present to answer any questions the Commission might have and this would conclude staff's presentation.

Chairman Zawacki asked if there were any questions for staff.

Commissioner Balogh asked what a landbank agreement is.

Mr. Zawila said it was an agreement that the Village enters in with the applicants and property owners. He said if there is a case where they can not provide all the parking that is required by code, they do allow less than 50% to be landbank after designed to code. He stated if there are parking concerns or issues with parking on the site, the Village can activate and require the owner to put in the parking.

B. Applicant Presentation

Tom Barc, President of A. Barr Sales, said he would like to thank the Commission for their public service and serving on the Board. He thanked them for their consideration and asked if they had any questions.

Chairman Zawacki asked if there was any hazardous concern with having CO2 and nitrogen stored on the property.

Mr. Barc stated they are classified as hazardous materials; however the form in which they are stored is a liquid so the hazard is the pressure. He said both materials are nonflammable gasses.

Chairman Zawacki asked if there were any other questions from the Commission. None responded.

C. Public Comments

There was no public present at the meeting.

D. Plan Commission Discussion

Chairman Zawacki asked if there were any questions for staff. None responded.

E. Staff Recommendation

Mr. Zawila said staff recommends that the Plan Commission recommend to the Mayor and Board of Trustees approval of the Site Plan Review, subject to the plans and conditions as noted in staff's reported dated November 18, 2013.

Commissioner Mast asked if the run-off issue for pollutants had been addressed in attachment 1, Memorandum in staff's report, on page two.

Mr. Zawila said as part of the Site Plan improvements there is an existing basin that is located southwest on the property. With the improvements when the parking lots are put in, there will be additional catch basins that will be applied over there and they would have to meet DuPage County Code.

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

F. Plan Commission Recommendation

Chairman Zawacki then called for a motion for recommendation.

Commissioner Hendricks made a motion, seconded by Commissioner Balogh to recommend to the Mayor and Board of Trustees approval of the Site Plan Review, subject to the following plans listed as 1 through 3, and subject to the following conditions listed as A through E in staff's report dated November 18, 2013. A roll call vote was taken:

Ayes: Hendricks, Balogh, Gaspar, Mast, Zawacki

Nays: None

Motion passed

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

None

VI. DISCUSSION ITEMS

Mrs. Horn stated there will not be a December 2nd meeting; however there will be a meeting on December 16th.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn said on November 14, 2013 the Village Board did approve the DuPage County Special Use request for a salt storage building.

VIII. ADJOURNMENT

Chairman Zawacki called for a motion to adjourn the meeting.

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

Ayes: Hendricks, Gaspar, Balogh, Mast, Zawacki

Nays: None

Motion passed

The meeting was adjourned at 7:39 p.m.

Donn Zawacki, Chairman

Peggy Halper, Recording Secretary