

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Specially Called Meeting of January 27, 2014**

A specially called meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, January 27, 2014 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 7:40 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Gaspar, Hendricks, Page, Zawacki

Absent: Balogh, Przepiorka, 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 FOR THE DECEMBER 16, 2013 MEETING

Chairman Zawacki stated that since not all the Commissioners received a copy of the minutes from the last meeting, they will postpone voting on the minutes until the next scheduled Plan Commission meeting.

**IV. CONSIDERATION OF A CERTAIN PROPOSED ZONING TEXT
AMENDMENT TO TITLE 9 OF THE VILLAGE CODE, THE ZONING
ORDINANCE OF THE VILLAGE OF WOODRIDGE – RESIDENTIAL
DEVELOPMENT ENTRANCE SIGNS – FOX WOOD ESTATES, LLC.**

A. Public Hearing

Chairman Zawacki called the public hearing to order at 7:41 p.m. He then asked for a roll call vote to open the public hearing.

Ayes: Gaspar, Hendricks, Page, Zawacki

Nays: None

Motion passed

Chairman Zawacki then reviewed the application before the Plan Commission verifying that all required public notices had been given. He said a copy of the certificate of publication shall be made part of this public hearing record as Village exhibit "A". He then called for a motion to adopt the Rules of Procedure.

Commissioner Page made a motion, seconded by Commissioner Gaspar to adopt the Rules of Procedures. A roll call vote was taken:

Ayes: Page, Gaspar, Hendricks, Zawacki

Nays: None

Motion passed

Chairman Zawacki asked if staff wanted to make a presentation.

Ms. Horn, Senior Planner was sworn in. She stated she would like to enter staff's report as exhibit "B" for the record. She said the applicant, Fox Wood Estates, LLC, submitted an application for a text amendment to the Village code to amend the current regulations for development entrance signs. Currently the code permits development entrance signs for single family subdivisions for 20 or more lots. She said the applicant is proposing a 17 lot subdivision in the Village and would like the opportunity to install development entrance signs. Therefore, they are requesting an amendment to code to allow signs for subdivisions with 15 or more lots instead of the 20 or more that is required.

Ms. Horn said the applicant is not requesting any other amendments to the code related to size or location of development entrance signs. Staff has reviewed the impact that the proposed change could have on the community. She said currently within the Village there are no subdivisions between 15 and 20 lots. Ms. Horn stated the majority of the subdivisions are much larger than 20 lots. She said there are a few with less than 10 lots. Therefore the proposed change will have minimal impact on the Village for the existing subdivisions. She stated the change would allow any subdivisions with 15 or more lots to have a development entrance sign. Ms. Horn stated that this would conclude staff's report.

Chairman Zawacki asked if there were any questions from the Commissioners for staff. None responded. He then asked if the applicant was ready to make a presentation.

Ronald Rose, representing Fox Wood Estates, LLC, 1236 Golf View Drive, Woodridge, was sworn in. He is proposing to develop 17 residential lots for custom homes. The property was originally approved for 20 lots. He said he reduced it to 17 for the purpose of better accommodating the community and to build wider houses like ranch style homes for people who have a problem with mobility. Mr. Rose stated this would also meet the needs of people wanting three car garages. The original lot size was 66 feet wide and now they will be 80 feet wide.

Mr. Rose said he is requesting to have development entrance signs. He stated they will be building single family custom homes that are super energy efficient with a focus on solar technology. He said they are requesting to install LED street lights, which will be the first in the Village, LED entrance lights, low profile fountains and extensive landscaping. Mr. Rose stated he would like to show the name of the subdivision by having entrance monuments. He said they have 17 lots but they are requesting it for 15 lots. They are looking at other property in the Village of Woodridge for subdivisions

with less than 20 lots. He said they are not just planning for this subdivision but for others in the future as well. They are requesting permission to put entrance monuments on both sides within requirements of the Village. He asked if any of the Commissioners had any questions.

Chairman Zawacki asked if there were any more questions. None responded. He then asked if anyone from the audience wanted to give statement or testimony in support or in opposition of the applicant. None responded. He then called for a motion to close the public hearing.

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

Ayes: Hendricks, Page, Gaspar, Zawacki

Nays: None

Motion passed

B. Staff Recommendation

Ms. Horn said staff recommends that the Commission recommend to the Mayor and Board of Trustees approval of the proposed text amendment.

Commissioner Hendricks asked what was the initial reason behind the 20 lots for the entrance signs.

Ms. Horn said it has been in the code for a very long time. She stated she is not sure the exact reasoning. She said it was probably for aesthetic purposes-- that you would not want every small subdivision to have two entrance signs.

Commissioner Hendricks stated tonight they would have to recommend to the Board a decision on what they see for the future on signs for subdivisions.

Ms. Horn said the proposed amendment to the code is to allow subdivisions with 15 or more lots to have development entrance signs if the Commission chooses.

Commissioner Gaspar asked how does their code compare to surrounding Villages.

Ms. Horn stated she did not do an analysis of surrounding communities. She said she can do that if the Commission so chooses. She stated the change would be very nominal to the community. She said the only subdivision that is within that lot range would be the proposed Fox Wood Estates subdivision.

Chairman Zawacki said there is not a lot of property left in that size. He stated monument signs are not that big and are only 64 square feet. He then asked if there were any more questions. None responded. He then called for a motion for a recommendation to the Mayor and Board of Trustees.

C. Plan Commission Recommendation

Commissioner Hendricks made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Board of Trustees approval of the proposed text amendment to the Village Code to allow development entrance signs for single-family subdivisions with fifteen or more dwelling units. A roll call vote was taken:

Ayes: Gaspar, Hendricks, Page, Zawacki

Nays: None

Motion passed

V. CONSIDERATION OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION – FOX WOOD ESTATES SUBDIVISION – 7605, 7609 AND 7613 DUNHAM ROAD – FOX WOOD ESTATES, LLC.

A. Staff Presentation

Chairman Zawacki asked if staff would like to make a presentation.

Ms. Horn said the subject property is about 6.3 acres and is located on the east side of Dunham Road, directly south of the Woodgrove Festival Shopping Center. She presented Attachment 1 on the overhead screen for the audience. She stated the site was formerly improved with three single-family homes, two of which have been demolished and one vacant home remains on the site.

Ms. Horn stated in 2006, the former owner of the property received approval from the Village to annex to the Village, be rezoned R-3, and subdivide the property into 20 single-family lots with one outlot for stormwater detention. The subdivision at that time was called Fox Hollow Court Subdivision. She said the property was subject to foreclosure filings and the development never moved forward. She stated the current owner of the property, Fox Wood Estates, LLC, purchased the property in 2013.

Ms. Horn said the applicant is seeking preliminary and final subdivision approvals. She stated they would like to slightly modify the previously approved Fox Hollow Court Subdivision. The proposed subdivision, which is now being called the Fox Wood Estates Subdivision, reduces the total number of lots approved in 2006 from 20 lots down to 17 lots with one outlot for stormwater detention. Ms. Horn stated the average lot size proposed is 10,400 square feet, which has increased from the 2006 approval which was 8,800 square feet. The owner intends to sell the lots for custom homes. All lots will accommodate a three car garage and will be energy efficient construction focusing on solar technology.

Ms. Horn said the proposed use is in accordance with the Village's Comprehensive Plan which designates this property for single-family residential uses up to 5.3 dwelling units per acre. She stated there are existing single-family units with comparably-sized lots along the east and west sides of Dunham Road. Ms. Horn showed Attachment 2, plat of subdivision for the audience on the overhead. She said access to the subdivision

will be from Dunham Road onto the proposed cul-de-sac road "Fox Wood Lane." There are existing utilities in the Dunham Road right-of-way which will be extended to serve the proposed subdivision.

Ms. Horn stated the proposed detention facility will be located in the southeast corner of the lot. She said it has been designed to comply with the Village and DuPage County's Stormwater Ordinance. She said the detention facility abuts the Fox Hollow Forest Preserve both to the south and east of the property. Ms. Horn stated to help protect water quality of the wetland, that is located south of the property, and to enhance the value of the detention facility it will be vegetated with native landscaping as required.

Ms. Horn said the proposal meets all landscaping and tree preservation requirements of the zoning ordinance. She stated the applicant is proposing to preserve a number existing mature trees located at the northeast and southeast portions of the property. She said the required replacement trees, 118 trees in total, are proposed to be located around the detention facility as well as the front and rear yards of the lots. Ms. Horn stated there is a proposed staggered row of evergreen, ornamental and shade trees along the north property line next to the existing wood fence to help screen the view of the shopping center to the north.

Ms. Horn stated as we heard earlier the applicant is also seeking a text amendment from the Village code to allow development entrance signs. She said if approved by the Village Board, the development can have up to two development entrance signs. The Final Plat of Subdivision includes easement areas for these potential monument signs. These signs and their associated landscaping will be maintained by the homeowners' association.

Ms. Horn said the applicant has requested four variations from the Village's Subdivision Regulations, which are all noted in staff's report. She stated these include an increase in the maximum length of the cul-de-sac from 400 feet to 480 feet. Also, an increase in the permitted three feet grade differential between the swale on the property and the finished grade of the lots abutting the swale. Ms. Horn stated this request is due to existing topography of the site and will also allow grading so that lots 9 through 17 can have walk out or look out basements.

Ms. Horn stated the final two variations are related to the proposed streetlights in the subdivision. To further the owner's energy efficient model for the subdivision, they are requesting a variation to install LED light fixtures within the three proposed streetlights serving the development. Ms. Horn said the current regulations require public streetlights to have high pressure sodium fixtures. She stated the three streetlights will be constructed by the developer and then ultimately dedicated to the Village after completion along with the other public improvements within Fox Wood Lane right-of-way. Ms. Horn stated Village staff is in support of this request as it is limited in scope. She said staff believes this will be a good opportunity to evaluate LED fixtures and how they may fit into the larger context of the Village as it relates to aesthetics and

operational efficiencies. Ms. Horn stated the lights have been designed so they can either accommodate LED or high pressure sodium fixtures. If operational issues arise in the future, the Village would be able to switch out the fixtures with high pressure sodium.

Ms. Horn said the last variation request is to allow aluminum streetlight poles instead of the required concrete poles. The Village has experienced operational issues with concrete poles due to quick deterioration as a result of salt spray. She stated staff has asked that the developer install aluminum poles rather than the concrete poles that are required. Ms. Horn said the lighter weight of aluminum poles and lack of deterioration will be more cost effective for the Village. She stated staff in the near future will be seeking a text amendment to the subdivision ordinance to require aluminum instead of concrete streetlight poles.

Ms. Horn stated there are a few minor items that staff is working on with the applicant. Therefore staff suggests that the Plan Commission's recommendation be subject to the condition that the plans be revised to address staff's comments prior to Village Board consideration, which will be scheduled in February. She said this would conclude staff's report.

Chairman Zawacki asked if there were any questions from the Plan Commission.

Commissioner Page said so if the LED lights do not work, since this is an experiment within the Village, the high pressure sodium can be installed. She asked at what cost.

Ms. Horn stated that is correct, however she is not sure of the cost. She said staff wanted to make sure there was the ability to switch out the light fixtures if needed.

Commissioner Page said if there is a cost then it would have to be absorbed by the Village.

Ms. Horn stated yes it would.

Mr. Rose, representing Fox Wood Estates, said LED lighting is proposed to save the Village approximately 75% of energy cost. He stated this is the first time the Village has ever done this. He said he is willing to put it in writing if the LED lighting does not meet the Village's requirements then he will replace them to the high pressure sodium at his cost. Mr. Rose stated there will be no cost to the Village. He said they are putting in aluminum poles and feels they will outlast the concrete poles that are required.

Chairman Zawacki stated it is more about what the public prefers rather than something that is more aesthetic.

Mr. Rose said concrete is what everyone uses. He stated even though it is more expensive he is willing to put in the aluminum. He said they have modified the wiring

so it accommodates both kinds of fixtures—LED and high pressure sodium. If what they are installing is inadequate or the Village has concerns, then he will replace it.

Chairman Zawacki said this would give the Village an opportunity to see what the lighting would be like and how it will affect the sky above.

Mr. Rose stated conventional lighting will make things have a yellow cast to them, where the LED lighting gives a more green/blue tint. He said the vegetation around the forest preserve should enhance from the LED lighting as opposed to conventional lighting.

Chairman Zawacki asked if there were any questions from the Commission for staff. He then asked if the applicant wanted to make a presentation.

B. Applicant Presentation

Mr. Rose said again he represents Fox Wood Estate, LLC. He stated he has been building for 35 years. He stated this is a prototype project. Mr. Rose said he is bringing in a construction partner that has 30 years of experience building custom homes. He stated they are planning to build state of the art houses on this property. They are going to start out at super energy efficient level and focus on solar technology. Mr. Rose stated these will be an experiment of the most state of the art houses ever built in America. He said they want to create an environment where it is identified as Fox Wood Estates so that is why they are requesting entrance signs. He stated they want to do the experimentation with the LED lighting. Mr. Rose said he is excited to work with the Village of Woodridge and has lived in town for a very long time.

Mr. Rose stated one of the reasons for the wider lots is they found that there are people that have mobility issues, aging population, and ranches are becoming more popular. They have asked to increase the lot widths from 66 feet to 80 feet. He stated it also gives them the opportunity to build a wide array of custom homes that have not been seen before. Mr. Rose said many of the lots in the Village are narrow and you are limited to what you can build on them. This gives all of their homeowners a greater aspect of what they can do with custom designing their homes. He said they are finding that people want more than two car garages, so they want to be able to build three car garages. Mr. Rose stated they are trying to do a variety of things which in the end will enhance the Village. This will give someone the opportunity to customize their home to their needs. Mr. Rose is looking to buy other property in the Village and he is having a hard time finding anything large enough to accommodate 20 lots or more. Mr. Rose thanked the Commission and stated he was looking forward to doing more projects with them. He then asked if the Commission had any questions.

Chairman Zawacki asked why lot 12 was so much bigger than the other lots.

Mr. Rose said that is where his house is going to go. He stated it will have a four car garage. He said part of it is the engineering between lot 11 and 12. This is where all

the drainage goes from the subdivision to the pond. Mr. Rose stated the fourth bay is going to be a solar experimentation laboratory. He said people will be able to pull in the garage and set up the devices. He is working with some people from Argonne National Laboratory and they are looking at putting in state of the art active solar technology of monitors and computers.

C. Public Comments

Chairman Zawacki asked if there was anyone in the audience that had any questions or comments. None responded.

D. Plan Commission Discussion

Chairman Zawacki asked if the Commission had any questions. None responded.

E. Plan Commission Recommendation

Chairman Zawacki then called for a motion for recommendation.

Commissioner Hendricks made a motion, seconded by Commissioner Page to recommend approval to the Mayor and Board of Trustees approval of a Preliminary and Final Subdivision Plat for the Fox Wood Estates Subdivision, subject to the variations listed on Attachment 4 of staff's report dated January 27, 2014, subject to the following plans:

- a. Final Plat of Subdivision for Fox Wood Estates by Spaceco Inc., 9575 West Higgins Road, Suite 700, Rosemont, Illinois, consisting of two (2) sheets, identified as Job No. 4307.02, dated September 6, 2013, and revised through January 17, 2014.
- b. Site Improvement Plans for Fox Wood Estates prepared by Spaceco Inc., 9575 West Higgins Road, Suite 700, Rosemont, Illinois, consisting of eighteen (18) sheets, identified as Job No. 4307.02 dated October 18, 2013, and revised through January 17, 2014.
- c. Tree Inventory/Replacement Listing prepared by Gary R. Weber Associates, Inc., 212 South Main Street, Wheaton, Illinois, consisting of nine (9) sheets, identified as Project No. FW1301, dated January 8, 2014.
- d. Landscape Plan prepared by Gary R. Weber Associates, Inc., 212 South Main Street, Wheaton, Illinois, consisting of three (3) sheets, identified as Project No. FW1301, dated October 17, 2013 and revised through January 8, 2014.

And subject to the following conditions:

- a. The plans shall be revised to address staff's comments prior to consideration by the Village Board.
- b. The applicant shall execute an improvement agreement and submit engineering review and inspection fees prior to Village Board consideration, and shall submit a letter of credit as provided for therein prior to commencing any development activities.

- c. The Developer shall submit the school and park donations in accordance with Section 10-5-12 of the Subdivision Regulations Code in conjunction with each application for a building permit.
- d. The applicant will be responsible for the cost of replacing the LED streetlight fixtures in the future at the Village's discretion if operational issues arise.

A roll call vote was taken:

Ayes: Hendricks, Page, Gaspar, Zawacki

Nays: None

Motion passed

VI. CONSIDERATION OF A PROPOSED REZONING TO THE WOODRIDGE R-3 RESIDENTIAL DISTRICT, AMENDMENT TO THE COMPREHENSIVE PLAN, PRELIMINARY PLAT OF SUBDIVISION AND BUILDING VARIATION – TIMBER'S EDGE SUBDIVISION – NORTH OF 83RD STREET, 2,600 FEET DUE WEST OF LEMONT ROAD – PULTE HOME CORPORATION

A. Public Hearing

Chairman Zawacki called the public hearing to order at 8:20 p.m. He then asked for a roll call vote to open the public hearing.

Ayes: Gaspar, Hendricks, Page, Zawacki

Nays: None

Motion passed

Chairman Zawacki then reviewed the application before the Plan Commission verifying that all required public notices had been given. He said a copy of the certificate of publication shall be made part of this public hearing record as Village Exhibit "A". He then called for a motion to adopt the Rules of Procedure.

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

Ayes: Hendricks, Gaspar, Page, Zawacki

Nays: None

Motion passed

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

Jason Zawila, Planner was sworn in. He stated he would like to enter staff's report as Exhibit "B" for the record. He said the petitioner, Pulte Homes is seeking annexation of the 54.79 acres, rezoning of all parcels to the R-3 district, an amendment to the Woodridge Comprehensive Plan, a variance to the building height for certain lots, and a Preliminary Plat of Subdivision for a single-family residential development. The property is located along 83rd Street, 2,600 feet from Lemont Road. Mr. Zawila said the applicant will need to return to the Plan Commission for the final plan approval.

The preliminary plat of subdivision proposes 149 residential lots. In addition to the residential lots, two lots will serve as a park and open space, three lots will provide for stormwater retention, and two lots will serve as landscape buffers for the development.

Mr. Zawila said the Comprehensive Plan identifies this area for single family residential development, up to 5.3 units per acre. The proposed plan will establish a density of 2.72 dwelling units per acre. The Comprehensive Plan recommends a portion of Ide Farm to be dedicated for open space, stormwater management, and a bike path. Mr. Zawila stated the intent of this open space allocation was to connect the subdivision to area bike paths and walking trails. They will preserve high quality trees that are located in the northwest portion of Ide Farm, and the linkage of stormwater facilities to open space areas adjacent to the subject property.

Mr. Zawila said Pulte will be maintaining 6.92 acres of a wooded lot located on the subdivision's northwest corner, referred to as outlot four. He said once dedicated as park/open space, the outlot will preserve a large stand of high quality trees and provide a bike path as recommended in the Comprehensive Plan. A portion of outlot four will also assist in providing stormwater retention for a portion of the subdivision and will be maintained by the Woodridge Park District. He said in addition to outlot four Pulte will be dedicating a legacy park to the Park District in honor of the Ide Family. In total Pulte will be dedicating 7.61 acres to the Park District exceeding the 3.09 acre requirement. Mr. Zawila said the proposed Comprehensive Plan amendment is required to have the current plan reflect the applicant's proposal. While lots 61, 62 and lots 143 through 149 are placed in an area that is designated for open space in the 2007 Comprehensive Plan, the proposed plan does place the lots in a manner that is sensitive to those high quality trees that will remain on site and limits the removal of high quality tree species. Mr. Zawila stated based on the tree preservation survey, which did identify low quality trees in the proposed amendment area, staff believes that the proposed plan follows the spirit and long range community vision for open space for this portion of the property.

Mr. Zawila said the developer is proposing to replace 20% of the qualifying trees that will be removed in the development. The tree preservation ordinance provides flexibility and grants the Director of Community Development the authority to increase the removal allowance. Because this property is unique, with Village specific open space goals, the deficit in replacement tree quantities are better met with the additional open space contribution. Mr. Zawila stated the tree survey also identified a stand of high quality trees located in the rear lots 71 through 86. Pulte Homes will preserve those trees in the development.

Mr. Zawila said the additional open space provision will not only preserve high quality trees on the site as identified through the recommendations of the Comprehensive Plan, but the intent of the tree preservation ordinance will be met. He said this encourages developers to preserve high quality old growth trees. He stated that there is a significant stand of White Oak, Red Oak, and White Pine trees located in the northwest area of the development. Staff also inquired about the possibility for residents to

remove and replant evergreens from the property before development occurs. As noted in Attachment 5 of the staff report, the evergreen's root system will make it difficult to transplant the evergreens from the site. Staff will continue to work with Pulte to evaluate opportunities for tree transplanting.

Mr. Zawila said Pulte is proposing six home plans that have varying maximum heights. The tallest of the six models, the Riverton, will measure at a building height of 32 feet. While the actual height of the Riverton model home is less than 35 feet, the definition of the building height in the Village's Zoning Ordinance requires that the building height be based on the height of the building as it compares to the average grade at the front yard setback line of the property. Specifically if a future resident selects the Riverton for Lots 64 through 67, 71 and 72 or 82 and 83, the lots have grade differentials that would need to significantly be graded for the model to meet the building height at the cost of removing additional trees. Mr. Zawila said staff worked with Pulte Homes to reduce the original heights for all the models. Due to the unique site constraints and attempt to preserve additional high quality trees, a building variation is required to increase the maximum building height from 35 feet to 38 feet for these lots to allow flexibility for the developer to place the proposed models on this portion of the property.

Mr. Zawila stated during project review, three low quality wetlands were identified within the project limits. Two are located in the northeast and northwest corners of the property. The third is located in the existing stormwater facility that serves Farmingdale Village Unit 16 and on a small portion of outlot four. Mr. Zawila said the U.S. Army Corps of Engineers jurisdictional determination regarding wetlands is still pending and the findings will be incorporated as part of the final engineering plans and review. The proposed stormwater management system is intended to address both the adjacent wetlands and the necessary stormwater management required for the development. Timber's Edge will incorporate three stormwater management facilities, on outlot four, five and two. He stated the stormwater management area provided on outlot four will be maintained by the Woodridge Park District. Outlot two and five will be dedicated to and maintained by the Homeowner's Association (HOA). Mr. Zawila stated it is staff's opinion that the proposed preliminary plan and engineering for the site can potentially address any wetland or stormwater management issues during final engineering.

Mr. Zawila said access to the Timber's Edge development will be from 83rd Street as well as the extensions of Harcourt Drive and Hartford Lane. Cemcon, Ltd. prepared a traffic impact study for the Timber's Edge development that studied existing traffic volumes, directional distribution of traffic and traffic generation. The report determined that the proposed development and access plan fits well into the existing street network and should present no significant adverse impacts on through traffic operations at the proposed site access. Mr. Zawila stated it should also be noted that the preliminary plan provides for future connections to unincorporated properties to the west if the properties are incorporated into the Village.

Mr. Zawila stated Pulte is requesting variations to the Village's subdivision ordinance and this has been provided to the Plan Commission for reference, but will not be considered until the Final Plat of Subdivision is provided to the Plan Commission for their review. He stated this concludes staff's presentation at this time.

Chairman Zawacki asked if there were any questions for staff. None responded. He then asked for the applicant to come up and make their presentation.

Kathleen West, attorney from Dommermuth, Cobine, West & All, located at 111 East Jefferson Avenue, Naperville was sworn in. She said their law firm represents Pulte Home Corporation who is the contract purchaser of the Ide Tree Farm property. Pulte proposes to develop this property which is now named Timber's Edge as a single-family detached residential community. Ms. West said with her this evening is representatives from their design team and from Pulte to present and answer any questions that they might have.

Ms. West stated this property is located on the north side of 83rd Street, between Lemont Road and Woodward Avenue. The area in which the Ide Tree Farm is located includes several properties and consists of about 70 acres. The Ide Tree Farm itself is just less than 55 acres in size. This property is zoned R-4 single-family resident in DuPage County. She stated that on this property is various single-family residences and it is also developed as a Christmas tree farm. The property to the north is zoned R-1 in the Village and is the Village Greens Golf Course. The properties to the east and west are zoned R-3 in the Village and they are zoned single-family residential. To the south the property is zoned R-2 in the Village of Darien and is also developed as single-family residential.

Ms. West said due to the unique natural features of this area, the Village of Woodridge adopted in 2007 an amendment to the Village's Comprehensive Plan. This included a specific land use plan for the entire 70 acres. The plan recommended that if this property were to be developed the appropriate uses would be single-family residential and open space. In order to develop this property Pulte has requested certain actions by the Village. Ms. West stated they are to annex the property to the Village, zone it to R-3 upon annexation, approve a Preliminary Plat of Subdivision for a single-family residential community, approve a variation of the height of buildings on certain lots and approve an amendment to the Village's Comprehensive Plan.

Peter Pluskwa, Cemcon, Ltd, 2280 White Oak Circle, Aurora, was sworn in. He stated he would like to annex the 54 acre plus property and rezone it to R-3 with the Village of Woodridge. The Village had held public workshops on how to develop the Ide Tree Farm. Pulte has worked with the Village staff and Woodridge Park District to develop their current proposal that they believe is in conformance with the Ide Tree Farm future land use plan. Timber's Edge will consist of 149 homes with a gross density of 2.72 dwelling units per acre. This density is consistent with the density of the adjacent Farmingdale neighborhood. He said the subdivision is designed to meet the

requirements of the R-3 zoning classification which is also consistent with the adjacent Farmingdale neighborhood.

Mr. Pluskwa said the R-3 district requires a minimum lot size 8,200 square feet, a minimum lot width of 66 square feet, and a minimum lot depth of 100 feet. The lots in Timber's Edge will maintain the required minimum lot width and depth. It will vary in size from 8,211 square feet to 17,657 square feet, with an average lot size of 9,170 square feet. Mr. Pluskwa stated the homes will range in size from 2,200 to 3,300 square feet. The design of the lots and houses will maintain the setbacks of the R-3 district. The front yards will be 25 feet, side yards 7 feet, rear yards 25, and exterior side yards will be 15 feet. Mr. Pluskwa said they are requesting to reduce the right-of-way widths to 60 feet from the Village standard of 66 feet as part of their proposal. This reduction in right-of-way width would allow Pulte to preserve more trees on site. Also the 60 foot right-of-way width is consistent with the right-of-way widths of adjacent neighbors.

Mr. Pluskwa stated there is one access point onto 83rd Street. It is positioned to avoid any site distance issues with traffic on 83rd Street based on the traffic study that they performed. He stated internal road connections are at Hartford Lane on the east side and Harcourt Drive on the west side. The lots that back-up to 83rd Street will be buffered from the roadway with a 30 foot berm and landscaping as identified as outlot one.

Mr. Pluskwa said stormwater management for the project shall be in three basins on the site and reconfiguration of stormwater facility in the Hyde Park West. Outlot two in southeast corner, outlot five in the northeast corner, and outlot four are all the detention basins. The stormwater facilities will meet DuPage County stormwater ordinances and will provide for best management practices. Mr. Pluskwa stated per the direction of Village staff, roadway connections are provided for possible future developments in the remaining unincorporated areas. He showed where these connections are on the overhead screen. The remainder of this area can be developed without another access to 83rd Street.

Mr. Pluskwa stated two parks sites are provided within the development. One is in the center of the site near the Ide family home. The other park is in the northwest portion of the property which includes groves of high quality trees. It would be approximately 6.9 acres and located on outlot four. Mr. Pluskwa said this park will be an extension and shall provide bike trail and connectivity through the grove trees to the east side of the property.

Mr. Pluskwa said this development will be developed in two to three phases. The design of this residential community was based on the Village's Land Use Plan for the area in collaboration with Village staff and Woodridge Park District.

Chris Morgart, Cemcon, Ltd., 2280 White Oak Circle, Aurora was sworn in. He said there are three stormwater management facilities on the site. There is one south near

83rd Street which currently has a low area. The second facility is in the northeast corner which will overflow to the Village Greens golf course. He stated the extension of the existing park basin will overflow to the west where it does currently. These detention basins are designed to exceed and meet the Village and County stormwater ordinances. Mr. Morgart stated they meet the various rate of 0.18 CFS per acre plus bypass flows. They will be designed with wetland shelves and will satisfy the County's BMP ordinances.

Mr. Morgart said they have been working with the Park District on the expansion of the existing park basin. The additional storm water volume will lower the high water level by one tenth of a foot. They will be reducing the deep flow of the existing basin by 0.8 CFS, which is 2.1 CFS less than the allowable release rate of the County ordinances. This will allow for extra storage volume for future park improvements.

Mr. Morgart stated as far as wetlands and floodplains, there are no floodplains located on the site. There are three wetlands located on the site. He stated there is a low quality wetland in the northeast corner that is less than a tenth of an acre. They are allowed to impact that according to the County ordinances. There is a mid-quality wetland in the northwest corner that is just over a tenth of an acre that they plan to preserve as a wetland. There is also an existing wetland that is about an acre in size. Mr. Morgart said the park detention facility would temporarily impact that wetland during the construction. It is a low quality wetland that they will be lowering and then later enhancing the wetland when they are finished.

Mr. Morgart said they did get back jurisdictional determination from the Army Corps in regards to the wetland in the park basin. It is jurisdictional so they will be meeting with the Army Corps to seek a letter of no objection. He said he wanted to address a question from the public which he received from Mr. Zawila. Mr. Morgart stated the question was what the elevation difference is between the tops of the foundations from the existing homes on the east to the proposed homes. He said from lot 90 going south the proposed foundations are roughly one and a half to three feet lower than the existing foundations. He stated from lot 90 going north the proposed foundations are roughly half a foot to two and a half higher. Mr. Morgart said he will now turn it over Greg Sagen to discuss the tree preservation.

Greg Sagen, President of Signature Design Group, 132 N. Washington Street, Naperville was sworn in. He stated the intention was to preserve a large stand of existing trees in the northwest corner and the open land in the south end will be a true compliment to the park. The tree grove and the trail corridor will better connect this site with the existing park site and the rest of the community. Along the north property line there is an existing tree grove which will be largely maintained. Where they impact that tree grove, it will be replanted with excessive evergreens and other landscaping for mutual privacy.

Mr. Sagen stated the stormwater basin that was noted in the northeast corner of the property as well as the southeast corner, will be wetland type basins. It will be a flat

shelf planted with native materials, there will be blue water open channels and pools within the basin which will provide the best management practices. To purify and improve water quality, you need to slow run off, increase infiltration into the ground and provide better aesthetic or habitat for the wildlife that is there.

Mr. Sagen said along the south property line along 83rd Street they are proposing a 30 foot outlot. There will be a low berm that is extensively landscaped that will provide some privacy to subdivision residents. It will also provide an attractive gateway into the community and continue the look along 83rd Street with other adjacent communities. Mr. Sagen stated within the landscape palate along 83rd Street and other areas of the community, they plan on using a lot of evergreen spruce trees or Christmas like trees which is symbolic to the current site use.

Mr. Sagen then showed a tree canopy exhibit. He said they have inventoried over 1,600 trees on site of 6 inch caliber and larger. What they found are pockets of very high quality desirable trees. There are old growth forests in many of the areas. He stated there are small pockets of small hickory trees and small understory trees which can be very valuable with continuing the canopy. Mr. Sagen said there are also extensive invasive trees on the site. As you get in the wetter areas of the site they had found silver maples. Lots 142 to 145 are extensive silver maples which are fast growing and not a desirable canopy type tree.

Mr. Sagen said as they looked at the woods in this exhibit, the dark line shows the perimeter of the existing woodland areas. The northwest tree growth which has been discussed and they will be preserving the majority of the tree growth in that area. Where they are suggesting removal will be the area where they find the low quality silver maple trees. Mr. Sagen stated as they get to the east there are some scattered desirable trees and their goal is to save these trees growth to integrate them into the development. This is so when you are driving down the development the woods are not tucked behind the houses. Mr. Sagen stated the other large tree grove is the main central tree grove. Obviously this area will be largely impacted by the development but their goal is to preserve high quality trees. There are some very old large caliber trees that are 40 plus years old. Mr. Sagen stated this development takes reasonable creative engineering to maintain large meaningful masses of trees.

Mr. Sagen stated as mentioned there is a backyard tree ridge between the lots that will be maintained that will provide a nice buffer. He said additionally the preservation in saving the Legacy Park site preserves a large concentration of very high quality trees central to this site. He stated the goal of the tree preservation is to preserve these meaningful masses of trees, doing logical and practical tree preservation treatments and not saving trees if they could not be preserved and maintained.

Mr. Sagen said the Ide Legacy Park will be a small family park site for passive recreation. He stated it will pay homage to the Ide family as well as being a nice oasis for this development. He said this current area has four large oak trees and further in the area are some high quality oak, hickory, and hackberry trees. Mr. Sagen said the

area will not have ball fields but will just be some open lawn area with a gazebo. He stated there will be a paved area that will circle the site. He said behind lot 68 will be a small waterfall garden. Mr. Sagen stated this would be a logical area to do some interpretive signage that talks about the Ide family and the formal use of property. Mr. Sagen stated overall they are only required to provide 3.6 acres of park land and they are providing 7.6 acres combined between the two park sites.

Mr. Sagen stated the 83rd Street frontage will be bermed and extensively landscaped to provide a buffer for the residents and also provide a nice gateway into the community. He said there will be a monument sign at the entrance that will be masonry on both sides with some low landscaping. Mr. Sagen stated that Mr. Zawila had talked about the evergreen trees that are on-site. When this site is developed there will be a significant number of Christmas trees left on the site. Pulte and Village staff have asked if these trees could be used. He said he had asked Mr. Ide his opinion on whether the trees can be transplanted. Mr. Sagen stated that Mr. Ide said someone has tried this before and all of the trees ended up dying. The trees on this farm are being grown without pruning. And the tree tops are pruned to give that wonderful shape. However, this causes a tremendous imbalance of a heavy top with a tremendous water demand with a sporadic root system that can't support the top. Mr. Sagen said that is why trees transplanted from yard to yard do not survive. He stated they will continue to explore with staff any opportunities to transplant trees, but right now there are none. He said when this site is completed he feels it will be a great attraction to the community and will fulfill the Village's plan for this site in the Comprehensive Plan. He thanked the Village Board for their time.

Mr. Morgart said he wanted to touch base on the creative engineering that they did to help save these trees. Within the tree preservation areas they reduced the width of sidewalk and meandering around trees in the right-of-way. He said they are utilizing side yard lateral storm sewer rather than the traditional rear yard storm sewers. They are going to locate the cable, phone and electric in the front yards of the tree preservation lots and landscape around the pedestals to hide those. He said they are avoiding root zones of trees with utilities and roads. When they get into final engineering they are going to try and preserve as many trees as they can. Mr. Morgart said they did prepare a traffic study and that engineer is present to answer any questions. He stated the results of the study were there was no significant impact to the existing traffic patterns with the new development. They are going to restripe the median on 83rd Street to create a left turn lane into the development.

Ms. West stated as it was said earlier the park donation is being met by land and the school donation is being met with a cash donation. She said they have not received any comments from either school regarding this land development. She stated Peter Tremulis from Pulte Homes will explain the different home options for this project.

Peter Tremulis, from Pulte Homes, 1950 N. Roselle Road, Schaumburg, was sworn in. He said he has put together a brief overview of the pricing and square footage of the homes for the Commission's review. He stated the proposed base price is \$449,900 to

\$469,900 with a listing of average upgrades. This is just an estimate and it can change with the market. Mr. Tremulis then showed different styles of homes they plan on building. He provided copies of the different styles of homes for the Commission and then passed them out. The Riverton Plan is the house that was referenced regarding height elevation.

Ms. West said one of the requests was for a variation in the building height and Mr. Morgart will explain that in more detail.

Mr. Morgart stated the homes offered by Pulte range from 26 to 32 feet in height. They are below the 35 foot maximum height that is required. However, due to grade changes on the site and the effort to save some trees, some of the homes in the tree preservation will exceed that maximum height as defined by the ordinance. He stated you have to take the average of the front yard and side yard grades. Mr. Morgart said when you have a steep road slope like 5%, which is the Village maximum, that artificially lowers that baseline calculation. They have figured it would affect eight homes. He said originally there were more but they did revise some roof plans to get that maximum height down. Mr. Morgart stated the variance request is based on the preliminary engineering. When they get down to the final engineering he is confident they there will be less than those eight lots.

Ms. West said as Mr. Zawila had explained in his presentation they are requesting an amendment to the Village's Comprehensive Plan. She stated a portion of the single-family area encroaches into an area that is designated as open space. However, this area consists of low quality trees as determined by the tree survey. She said Pulte has worked with Village staff on the design of this portion of the property and has increased the amount of open space. Ms. West stated this amendment is necessary to reflect the design of the development. This proposal requires various approvals from the Village. She stated the Plan Commission is being requested to make recommendations regarding the following zoning and subdivision requests. She said first to zone the property to R-3 upon annexation into the Village, then to approve an amendment to the Comprehensive Plan, to subdivide the property as set forth in the Preliminary Plat, and to grant a variation for height for certain buildings on proposed lots.

Ms. West stated Pulte submits to the Village this well designed plan that is compatible and consistent with the adjacent residential areas in terms of land use, density and site design. She said this development proposal is in conformance with the Village's Comprehensive Plan for this property. She stated it provides a single-family residential community, it incorporates parks and a bike trail, it preserves groves and pockets of high quality trees and it provides linkages to adjacent neighborhoods and open space areas. Ms. West said this will be a quality community in keeping with the quality adjacent neighborhoods. She stated Pulte requests that the Plan Commission recommend approval of this development as presented. She said she will be happy to answer any questions and would like the chance to respond to any public testimony.

Mr. Zawila said he would like to enter into record their presentation as exhibit "C" and "D".

Chairman Zawacki asked if there were any questions from the Plan Commission. None responded. He said they will now take statement or testimony from anyone who wishes to support the applicants. None responded. He then stated they will now take questions regarding the applicant's proposal.

Mark Kanter, 8200 Middlebury Avenue, Woodridge, was sworn in. He stated he knows some of the elevation was going to exceed some of the recommend regulations. He asked where those houses are located. Mr. Kanter said his house backs up to the tree farm, so his concern is that the elevation is going to impede the view.

Mr. Zawila said the lots they were referring to are in the center of the development.

Mr. Kanter asked where the ranch houses are going to be.

Chairman Zawacki stated that will vary depending how they sell them.

Mr. Zawila said when the annexation agreement goes before the Village Board the annexation agreement and the development elevations are tied to the approval. He stated there will be the six options of homes that were mentioned with various elevations options. He said they wouldn't be able to build any house they want; there would be specific elevations and models that are tied to the annexation agreement.

Mr. Kanter asked if that would be available for people to look at.

Mr. Zawila stated yes it would.

Nam Hyong, 8252 Middlebury Avenue, Woodridge was sworn in. He said there has not been any mention in regards to the loss of wildlife habitats with this development.

Mr. Zawila said as part of this development the applicant is required to submit a survey from the Illinois Department of Natural Resources (IDNR). It would outline if there are any endangered species, habitats or wildlife that will be affected by the development. He stated the survey that was submitted by the IDNR stated there was no endangered wildlife or habitats in the development. The open space proposed for this development can potentially serve as an area for wildlife. He stated that is one of the considerations that was made for preserving open space.

Mr. Hyong stated it is his understanding that if all the area is filled with houses then there is not an area for the animals. He said you don't think this will affect the animals.

Mr. Zawila said that is not what he stated. He said the survey stated that there is no endangered wildlife or habitats. He said there will be open space and the whole

development will not be single-family. Mr. Zawila stated there will be approximately 8 acres of open space.

Mr. Hyong asked when this development is accepted what is the Village is going to do about the wildlife habitats.

Chairman Zawacki stated he answered that there is no endangered wildlife habitats.

John Grimmer, 1233 Richfield Court, Woodridge was sworn in. He said to elaborate on what the gentleman was saying, the concern is the deer and the coyote that roam in the area currently. He stated he is curious if whoever does the study comes and visits the area or how they make their conclusion.

Mr. Zawila said they do have a representative that surveys the site. He stated relocation of wildlife does happen with development. He said this area has reserved open space for wildlife.

Mr. Grimmer asked the homes on the northeast edge that back up to Middlebury, how much higher are the Timber's Edge homes going to be.

Chairman Zawacki said that question was answered by the developer. He stated there were a number of homes that were going to be a couple of feet higher and a number that were lower.

Mr. Grimmer stated he is just asking for a clarification as to how the 30 foot height is calculated with the front and side yard when the yard behind it slopes down and has a drastic impact. He asked what is someone supposed to tolerate with the routine guidelines when building a home in that proximity. Mr. Grimmer said it would impact three to four lots along that northeast edge.

Mr. Mays suggested that the developer show the audience lot by lot the height differential along the eastern edge of the proposed subdivision.

Mr. Morgart said the only things he can speak of are the difference between the tops of foundations, meaning the main floor of the home. He stated he is not sure how high the existing homes are on Middlebury. He said the height of the Timber's Edge homes are going to be between 26 to 32 feet. Mr. Morgart stated the gentleman is correct when stating the existing homes do drop off along there so in that area the existing home will be three and half feet lower as far as first floor. He said when you go to the next house it is two and half feet lower. As you go south the elevations differences are within a foot of foundations. Mr. Morgart stated as you go even further south the existing homes are generally one and half to two and half feet higher than the foundation for the homes in the proposed subdivision.

Mr. Morgart stated as far as the drainage is concerned, they are keeping everything on the Ide Farm site. He said there will be storm sewers in the rear yards and the rear yard

will be about a half a foot to a foot lower. He stated this will prevent run-off from spilling into the neighbor's homes. Mr. Morgart said they are routing everything into the stormwater detention facility at outlot 5 which overflows to the north to the golf course.

Mr. Zawila enlarged the diagram of the area on the overhead to make it easier to see.

Mr. Morgart said existing lot 180 would be 3.1 feet lower than lot 97. He stated existing lot 181 would be 0.6 feet lower than lot 97 and lot 182 would be 2.5 feet lower than lot 96. He said lot 183 would be 2.2 feet lower than lot 95.

Chairman Zawacki stated it was based on the foundation. He said so if the house was 10 feet tall then the house would be 2.5 feet lower if they were the same height of house.

Commissioner Page asked how they were preventing drainage if one yard was higher than the other. She asked won't it naturally just drain down.

Mr. Morgart said the proposed grades along the rear yards are going to be drained by storm sewer. He stated they will have a swale between the lots that will drain it into stormwater management. He said they are not proposing to have any of the runoff go off-site.

Chairman Zawacki stated they will continue to take comments but they will start with the people standing on the sides then they will go row by row.

Jim Hoffman, 1824 Nottingham, Woodridge, stated he would like to make a comment in regard to the tenor of the meeting. He said he would suggest that some may be intimidated about saying anything because Chairman Zawacki has not been very open or kind to the last four individuals. He stated he would politely suggest changing the manner in which he addresses the residents of Darien and Woodridge who have this interest at heart.

Chairman Zawacki said he really does hear what is said. He stated he does need to run this meeting and it will be organized so he will start with the gentleman on the side.

Terry McAleer, 8260 Edgewood Drive, Downers Grove, was sworn in. He said he has a Downers Grove address because he lives on the property just off of 83rd Street. He stated he lives in the log home that he had built years ago. Mr. McAleer said he is not present to speak on behalf of his neighbors or Pulte. He stated he has some skepticism in regards to Village politics. He said he does have an independent view on this proposal that will be in his front yard. Mr. McAleer stated his parents grew up with the Ide's and he went to school with two of the family members. He said he is 65 years old and has lived in this town all his life. He said when he built his house in '84 there was no subdivision behind him, to the east and the one to the south was just starting.

Mr. McAleer stated change does happen and this type of development has been in the plan for years. He said the Ides had raised a family on that land and over the years continued to purchase more and more of the land. He stated this is their property just like each of us has our own property. Mr. McAleer said he is certain that the meetings that will go on for the next several weeks will all get worked out. He said there are deer and coyotes but no endangered animals. Mr. McAleer stated the only thing he would suggest is to make sure that the engineering does get worked out so nobody has to deal with any flooding issues on their property. He said for what it is worth, this is going to happen and Mr. Ide would have been pleased to know that some of his trees will be saved. He stated there was a lot of emotion when the property was developed to the west of him and to the east of him. It is very emotional; however things do get worked out. Mr. McAleer stated he would have to assume with a builder like Pulte that is nationwide they will know what they are doing.

Robert Utesch, 8108 Middlebury, Woodridge, said he lives in the lot that is two and half feet lower, lot 182. He stated he has a concern regarding the elevation. He asked how the elevation was determined for the new subdivision. Do they take into consideration the existing homes or is it based on the topography of the new subdivision. Mr. Utesch said his home slopes down into a swale then goes straight up. He stated he does not understand how a swale can be put into a new lot because it is coming straight down. When it rains they have run off coming into their swale. He stated there was talk about ranch style homes and two story homes. These lots are only 66 feet wide and he feels it will all be two story homes because the lots are not wide enough. He stated if there is any way the elevation behind them can be brought down it would be very helpful. Mr. Utesch said regarding tree preservation, they did a fine job trying to make things right. He asked how are their lots going to be affected with them having to dig and put drainage pipe in or utilities.

Mr. Tremulis stated there has been an extensive amount of engineering done when looking at this property. The stormwater management plan is a little unique among developments that he has been involved in during the past. There is absolutely no overland, the stormwater flows to the north. Mr. Tremulis said the concerns that the homeowners are raising will be addressed through a very significant grading plan that will actually reroute water directly north through the common property line. That stormwater will also be caught in storm sewers. He said Mr. Morgart does a beautiful plan on his drainage plan and has completed several subdivisions for Pulte. A lot of this is ironed out at final engineering but he will have Mr. Morgart come up and answer questions.

Mr. Morgart said they are at preliminary stage but they have had the opportunity to start final engineering. At this corner of the site it is higher, but does drop significantly to the north. They are going to have to fill in the road above existing grade which forces the homes higher. Mr. Morgart stated there will possibly be drop siding to get that ground lower so that they go back to a swale. They would then intercept any drainage before it goes off the property. Mr. Morgart stated he has looked at this property line all the way down. He made sure that at every instance they are lower than that existing

property to the east. They will excavate that area to make sure the rear yards are lower. Mr. Morgart said that has been one of the challenges with the property is it does go up in grade as you get to the middle going west. There is a difference of 35 to 45 feet between the lowest elevation on the site and the highest. They have looked at this property line and in all instances they are going to be lower. Mr. Morgart stated there will be a lot of storm sewers in the rear yards. He said he is confident this will work out in final engineering and the Village will do their reviews. He stated they do hear the concerns and by law they cannot worsen conditions off site.

Chairman Zawacki stated Mr. Utesch had a question regarding utilities.

Mr. Morgart said there are two existing parallel storm sewers lines, and Pulte will have their own storm sewer line which will be five to eight feet off the property line. The intent would be not to touch existing property lines. He said several of the homes have fences that encroach on the Ide property. Mr. Morgart stated they are willing to leave those fences alone and deed that land over to those property owners. They are doing everything they can to stay on their property when constructing those utilities in the rear yards.

Mr. Utesch stated he was not concerned about their utilities going on top of theirs. He said he was wondering what they could expect during excavation and utilities. He stated most likely they will be using heavy duty equipment and he wants to know if this will affect his property.

Mr. Morgart said they will run a silk fence right on the property line. He stated that will intercept any dirt or excavation being pushed onto his property. All equipment will be set up on the Ide property. They will respect existing homeowners. He said if there was anything that needed to be done off-site, they would need to get an easement from the homeowner. They are fixing a storm sewer for the Park District per their request and they will get an easement from the Park District to do that.

Mr. Zawila stated with final engineering a construction management plan has to be submitted to the Village for review. It will make sure the developer stays on their side of the property and it will be reviewed as documents come in.

Chairman Zawacki said now that we are finished with all comments on the side they will now start on each row. He asked if there was anyone in the first row that wanted to speak in regards to this hearing.

William Zelenka, 3228 Brewer Road, Darien, was sworn in. He stated one of the reasons why he purchased his home six years ago was because of the awesome view he had of the Christmas Tree Farm and the woodland area. He said he was upset to learn that part of his future enjoyment of his property was going to be compromised by this plan. Mr. Zelenka stated there is really no benefit for the neighbors. He said the cons will be the construction, pollution and more noise. He stated the lack of wildlife is an

issue and a concern. Mr. Zelenka said he does not feel this development will help his property value. He stated he hopes that this development is not approved.

Rod Ciombor, 8205 Middlebury Avenue, Woodridge, said he was concerned about the traffic pattern that was going to be coming into their subdivision. He asked if there was any way to stop the cars from using Middlebury to get to 83rd Street.

Chairman Zawacki stated besides putting up a barricade. He said that would not be good planning practice. He does not see where everyone will want to make a jog to the left and go through their subdivision to get out of their subdivision.

Bruce Pegman, 8244 Middlebury Avenue, Woodridge, was sworn in. He stated there is a hill on 83rd Street that is dangerous. He said people might turn onto Middlebury to avoid the hill and make it easier to see. He stated nobody has talked or addressed that hill that is a concern.

Mr. Zawila said the hill is south of the detention pond outlot in the southeast corner of the proposed development. Staff did ask the traffic consultant to look at this when locating the proposed access to the development. The access road was moved farther west because of the hill to make sure there was sufficient site distance for turning movements. Mr. Zawila stated they even had their own consultants take a look at the access for the development, regarding safety.

Chairman Zawacki stated so the concerns for the access has been addressed by moving the access further west of the development.

Bruce Talbot, Cemcon, Ltd., 2280 White Oak Circle, Aurora, was sworn in. He said he can't add too much more, but they did check the site distance. He stated there was some talk about aligning their entrance to the existing one (Grandview Lane in Darien), but it was too close to the hill. Mr. Talbot said by moving it to the west they are able to provide a sufficient site distance.

Bill Honeycutt, 8232 Middlebury Avenue, Woodridge, was sworn in. He stated the engineers were smart to move the entrance to the west because that hill is very dangerous. He asked why they even opened Hartford Lane.

Mr. Zawila said if you notice there are stubs there. He stated those stubs were put there for potential development of the site. He said it is good transportation planning to provide multiple options to access and exit the site. Mr. Zawila stated if they didn't offer these options there would be a choke hold at the 83rd access. He said that would be the only way to get out of the development.

Mr. Honeycutt stated you can get out to the west.

Mr. Zawila said yes and the east is another option.

Mr. Honeycutt stated in their subdivision they only have two access points.

Mr. Zawila said now they would have another option.

Mr. Honeycutt stated regardless of what you say people will come out of the northern area, turn on Hartford and then exit on Middlebury. He said most of the major transportation options like I-55 and Lemont Road are going to be to the east. He stated they already have a problem with people speeding down Middlebury because it is a straight shot. Mr. Honeycutt said they did the traffic study and said it will not be a significant difference, but there are no people living there yet. He stated you cannot tell him that it will not increase traffic in the area. He said there are over 100 homes so there is definitely going to be people coming in and out of there. Mr. Honeycutt stated his option would be to close Hartford and not make it a thorough way or you will need to put a three way stop sign there.

Joe Gabrysiak, 1238 Meadowwood Avenue, Woodridge, was sworn in. He said he had some questions regarding the detention pond in the northeast corner. He stated this pond is supposed to be water filled. Mr. Gabrysiak said if you look at their pond on the east side of their subdivision in June they can walk across it. It is not aerated and members of the community have complained wanting to clean it up. He said they only heard back that it is for water detention. Mr. Gabrysiak stated come July it is a green slime pit. It is his understanding that this subdivision will have a homeowners association and they will be maintaining that detention pond. He would like to see what the HOA's rules are going to be and what recourse they have if they don't maintain the property.

Mr. Zawila said with this development they will require a CC&R (Covenants, Conditions and Restrictions) for the property. It will outline the association's responsibility and how they will maintain the detention pond. With every development there is a stormwater management plan that is approved by staff and the County and it outlines what they have to do to maintain the pond. Mr. Zawila stated if the HOA does not maintain the pond, the Village will pursue code enforcement action. He said the Village has actions steps to make sure that it continues being maintained per the plan.

Chairman Zawacki asked that Jason explain what a CC&R is.

Mr. Zawila stated it is a private covenant that is tied to the property and it is the rules on how the property should be managed. He said in the document there are also requirements for building elevations. He stated every CC&R is different but as a Village they make sure there is language in there on how to maintain stormwater systems and landscaping. Mr. Zawila noted that outlot 4, the Park District will be maintaining that pond. He stated there will be a dormant special service area tied to this property and that will be another measure if the HOA fails to maintain that particular lot then they can enact the SSA.

Constance Vannie, 8140 Middlebury Avenue, Woodridge, was sworn in. She said along the back of her yard there is a chain link fence that belongs to the Ide's. She asked if they knew what was going to happen to that chain link fence.

Mr. Tremulis stated she is referring to the fence along the east property line. He said at first they were going to move that fence off the property line. He stated that fence was actually installed by the previous owner Gallagher & Henry. Mr. Tremulis said the whole purpose was to be on the rear lots of those homes. However, the fence is on the Ide property. One of the solutions that they are proposing is to actually deed back to those homeowners about four tenths of a foot of property which would include the fence. Mr. Tremulis stated they wanted to check to make sure they would not have a negative tax implication on the homeowners. He said they checked with the township assessor and he indicated it will have no financial effect on their deeds at all. He stated their proposal for about eleven of those lots is to deed back about four tenths of a foot so they have the fence on the rear of their lot. He said if they don't like that then they can remove it.

Chairman Zawacki asked if she wanted to keep the fence.

Ms. Vannie stated she did.

Jim Hoffman, 1824 Nottingham Road, Woodridge was sworn in. He said he thinks most of the individuals present do not want any part of this plan. He stated he can't believe that it hasn't been stated already. Mr. Hoffman said he believes a truly progressive Village that doesn't have a lot of open space would be looking to do something far more creative than this. He stated everything he has heard so far makes it seem like this is already going forward. He said it still needs to get zoning for R-3. Mr. Hoffman stated he urges for them to not do this. He said he urges for the Commission to think outside of the box and think in a progressive manner to do something that will make Woodridge stand out. He stated he knows it takes a lot of money to buy this property and the Ide's can do what they want when selling it. Mr. Hoffman said he encourages this Commission to look at this property and realize they have the opportunity to keep open space for prosperity. The way to go is to work with the Park District or Forest Preserve to buy this property. He said there is a lot of wildlife here even though they might not be endangered species. Six weeks ago there was a beautiful long horn owl in his tree. Not many people can say they have seen that or hear that at night. He stated at the bus stop you will have deer come walking across the street as you are waiting. They are nice things to see that the whole Village should be able to enjoy and not hammer in another 149 homes.

Mr. Hoffman stated he heard that there would not be significant traffic impact on Hartford Lane. He said he feels there would be. He stated there are about 100 homes north of Hartford with three car garages so that is a lot of cars. As you heard there will be a lot of people trying to get to I-55 and Lemont Road so they are going to be going down Hartford Lane to Middlebury. It will not be a nice experience for those living in that area. Mr. Hoffman said if it does have to go through then he would like to see the

Commission do something to reduce the number of residences. This might be in line with the residents to the east and west but that doesn't mean they did it right the first time. Those areas are too dense and maybe they can reduce the number by half. Mr. Hoffman stated if you wanted a real legacy for the Ide family then forget the little park and leave the property as is. You can put some real nice horse trails through there. He stated you don't have to do much to the property once you buy it then you can slowly figure it out.

Mr. Hoffman said he has lived in town for 18 years and when he first moved in there was a bond referendum for Cypress Cove. He stated even though he did not have kids, he and his wife voted for it. He said they had to pay more taxes to buy it but it was worth the taxes. Mr. Hoffman stated this should be proposed to the people of Woodridge or even Darien to come up with the money to buy this property. He said lets be creative and this is why they put you in this position. He stated it sound like to him that the builder already has them in the pocket. He stated there are a lot of intimidated people behind him that are afraid to speak up and say how they feel. He said he wishes the rest of the Commissioners were here. Mr. Hoffman stated the first gentleman had talked about that it is an emotional thing. He said it is emotional but they need to think outside of the box. He stated he has studied some construction and landscape and he knows what they are talking about with storm flow. Mr. Hoffman said there have been a lot comments made about traffic and the danger with the hill on 83rd Street. He stated let's do something different and give something to the Village of Woodridge so 50 years from now they can look at this and say someone was really thinking. He said can you imagine what the Chicagoland area would be like without forest preserves. Mr. Hoffman stated he hopes that the people in audience that do not want this project speak up and say how they feel.

Chairman Zawacki stated in regards to a number of comments that were made, some were emotional and some were the typical not in my backyard mentality. He said the fact remains that the Village operates using a master plan, which is developed by a number of people including citizen input. He stated the master plan gets updated, reviewed periodically, and changed when it needs change. Chairman Zawacki said the proposed use of this property was identified as single-family development many years ago. He stated it has been on the master plan. So the use has been identified by the residents and the people who have served at that point in time as single-family residential type property. He said nothing has transpired to suggest that should be something else.

Chairman Zawacki stated as Mr. Hoffman said the Ide's can do what they want with that property. He said anybody could have purchased that property and as it turns out Pulte has purchased it to put residential there. He stated the master plan has been available to each and every one of you for the last 30 to 40 years. Chairman Zawacki said there has been an implication that the Commission for the Village goes out and looks for someone to develop the property. He stated that is not the case. He said there is a plan that states what the zoning is for the community and this is what we anticipate will go in there. He stated someone like Pulte comes in wanting to put up homes and

that is the kind of zoning for that area then they work with the Village to do so. Chairman Zawacki said they do not go out and solicit people to build homes on other people's property. He stated the Ide's chose to sell the property, the property was identified as single-family residential and Pulte homes decided to develop it. He said the master plan might have suggested before your house was built that there were going to be homes prior to yours.

Mr. Hoffman said there may be a master plan, but in the scheme of things in life they are all busy people with family and jobs. He stated this may have been in the master plan but as things go with school districts, churches, state government, and local government they cannot know everything about everything. He said master plans are just that they are plans and everything should be fluid like the constitution. Mr. Hoffman stated even though someone put it in there last year or 40 years ago doesn't mean it can't change here and now. He said the tenor of your voice and the position that you hold as someone who is supposed to be representing the public of Woodridge and the surrounding area sounds like you have made up your mind already as to what you want to do.

Chairman Zawacki stated that is his opinion and is not necessarily his.

Mr. Hoffman said he is stating it as such. He stated he has a right to state that. He said it is disappointing to come here and observe what he has observed and be in a situation where minds are already made up. He stated why even have a public hearing if you say it is already in the master plan.

Chairman Zawacki stated there is a master plan that dictates or suggests how a property is going to be developed. He said the plan was developed by all those people and organizations that he had mentioned who had an opportunity to come up with that master plan. He stated it is not just the Village Board and Planning Commission. He said it is school districts, library, and Park District that are all involved in the plan. Chairman Zawacki stated that there is a master plan going on right now for 100 acres that we are sitting in tonight.

Mr. Hoffman said this is supposed to be an open forum and the opportunity to address this specific project. He stated you heard the response when he finished from the residents. He said he is asking the rest of the Commission to take into mind what the residents of Woodridge and Darien really want.

Chairman Zawacki thanked him for his opinion. He said he is on the last row and would anyone else want to make a comment.

Ted Biberstein, 8104 Middlebury Avenue, Woodridge was sworn in. He stated he lived in the northeast corner by the wetland detention. He said it was stated that it can't affect the property next door, however if it is a wetland won't that increase the mosquitoes which would affect him.

Mr. Morgart said it would be a native planting wetland bottom facility. He stated it is part of the requirement by the DuPage County Stormwater Ordinance. He said they have to provide the best management post construction BMP's to filter the run-off. Mr. Morgart stated that is the route they chose to do that. He said the native plantings will help infiltrate the water into the ground.

Chairman Zawacki stated it will capture the water in a storm condition and then the water dissipates. He said it will not hold it like a pond.

Mr. Morgart said there will be pools of sedimentation basins that will capture any sediment that would come into the facility. He stated as you have a large rain event the basins will fill up to about four to five feet and then drain back down through the storm sewer which will drain to the north.

Chairman Zawacki stated as a rule it will be dry not wet.

Mr. Morgart said it will have a wetland shelf with native plantings that will help draw the water down.

Mr. Sagen, Signature Design Group, stated they are primarily mud flat basins with wetland plantings. He said incorporated into them there will be deep pools or channels. He stated the design standards for these are the areas with open water will be three to four feet deep to support minnows or other aquatic life which feed on any mosquito larvae in the basin. Mr. Sagen said otherwise the balance of the basin will be a dry bottom basin except during storm events.

Chairman Zawacki asked if this was the design that was suggested by the county.

Mr. Sagen said that is correct and the County wants to see these types of best management practices. He stated the sedimentation gathers in the pools, with the slow water movement and they prefer to collect the sediment here rather than it going down storm sewers and into the rivers.

Commissioner Page asked what was the likelihood of it overflowing.

Mr. Morgart stated the overflow would go to the north into the golf course. He said the overflow is designed for one cubic feet per second per acre.

Mr. Biberstein said his property is also there by the meandering fence. He asked if they do get that property deeded to them will they get a new plat of survey.

Ms. West stated what will happen is they will be deeded the property. She said she talked with the township assessor and they will not get an increase in the assessed valuation. She stated they will probably get a new pin number from the county.

Mr. Biberstein asked if they will get a new plat of survey.

Ms. West said they have not talked about that yet. She said you will have your survey and then get a survey of the additional land.

Mr. Biberstein stated they will have two surveys then.

Chairman Zawacki asked by whom.

Ms. West said they already have it done.

Chairman Zawacki stated then you will be providing them with a survey.

Ms. West said it will be a survey of the additional land that is being deeded over.

Chairman Zawacki stated then it will only show the additional land.

Ms. West said that is correct.

Mr. Biberstein stated if he ever has to show a plat of survey he will then have to provide two surveys. He said it will sure be nice to have one. He stated his last question is regarding the stormwater basin. Mr. Biberstein said the HOA is supposed to take care of it. He asked when will that be installed and when will the HOA begin to take care of it.

Mr. Tremulis said until the HOA is formed Pulte will maintain the basin. He stated it might take two to three years.

Ruqing Xu, 1242 Meadowwood Avenue, Woodridge, was sworn in. He asked how this new development is going to affect the school district.

Mr. Zawila stated there is an estimated population through the subdivision ordinance on the number of potential students. He said a development like this the schools have an option of a land donation or a cash contribution. He stated with this particular case the calculation for a land donation would be too small for them to do anything with the land so they are taking the cash donation. Mr. Zawila said for District 66 they will be required to pay approximately \$462,600 and District 99 will receive \$167,900.

Mr. Biberstein said right now his property has 20 feet of easement because there are 10 feet on both sides. He stated because Woodridge does not own the Ide property he has all 20 feet. He asked when this goes in will he get the 10 feet back or will he have a 10 feet easement.

Mr. Zawila stated they did look at this and there are utilities installed in that entire area of the 20 foot easement. He said to give back 10 feet of that easement would be very difficult for them with the infrastructure in place.

Pat Becker, 8148 Middlebury Avenue, Woodridge, was sworn in. She said given everyone's concerns tonight will the Village or the builders possibly think about the opening Hartford Lane. She stated right now their subdivision is "U" shaped so everyone goes in and out. She asked can't this be the same for this subdivision.

Mr. Zawila said they are limited as to how they can access the site. He stated there is not enough room for distance requirements to install two access sites on 83rd Street. He said with that being said that is why these stubs are installed so you can work in multiple options for entering and leaving the development.

Ms. Becker stated that is a lot of homes for just one entrance on 83rd Street. She stated that is poor development. She said both developments on either side have two access points. She stated this is 149 homes with only one access point. Ms. Becker said there is no way a traffic study could be done to determine the traffic pattern

Commissioner Hendricks asked if there were any additional options regarding access points.

Mr. Zawila said this developer did want to take advantage of that stub or access point on the eastern portion of the development which made sense.

Mr. Tremulis stated he has driven both properties east and west and has looked at their commuting patterns. He said the subdivision will not only have one entrance onto 83rd Street. He stated it will have access to 83rd Street through the subdivision west of them as well as east on Middlebury. Mr. Tremulis said any traffic pattern is supported with access. He stated it is like your heart if it is clogged it will not perform very well. The more access or opportunity you have for access flow the better the development will become. He said right now they are accessing as many points as they can.

Ms. Becker said their hearts don't want that and would prefer less traffic on Middlebury.

Demaro Cornado, 8208 Middlebury Avenue, Woodridge, was sworn in. He stated instead of a new subdivision why not build a museum or a park.

Chairman Zawacki stated they are not coming here to develop the property. He said the developer is and the owner of the property is selling that property to the developer. He stated if the developer wanted to build a museum then that is his option. Chairman Zawacki said they just over see what is being done and try to mitigate the effect with the surrounding area. He stated you might want to see a museum there but the owner did not want that and all the people who helped develop the master plan did not see that either. He said you can participate in the master plan for the 100 acres adjacent to the Village Hall and the Girl Scout Camp. Chairman Zawacki stated you can look online and see when the meetings are going on. The Park District and the Village have contributed in getting a consultant to run meetings so the public can voice their opinion. He stated that is what is going on right now.

Mr. Cornado said if they are going to have 149 houses right there then there is going to be a lot more traffic. He stated there might be more mosquitoes with the wetlands in the area. He said he has two aunts, one lives in Bolingbrook and the other in Lemont. Mr. Cornado stated the aunt who lives in Bolingbrook talks about how they have a lot of open land.

Mr. Zawila stated the Village's engineering consultant would like to offer some additional comments regarding the traffic discussion.

Jim Darnell, Benes and Associates, 950 Warrenville Road, Lisle stated he is a consultant for the Village of Woodridge and then he was sworn in. He said there has been a lot of discussion regarding access points for Timber's Edge. He stated the general shape of the project is very limited with frontage along 83rd Street. There is not enough room to fit two access points and you don't want to have access points so close together. Mr. Darnell stated you do need multiple access points for a subdivision though. He said the Fire Department would be adamant about requiring at least two access points. He stated that the connection points east and west does provide a collector road for all three neighborhoods. Mr. Darnell said if anyone wants to go east or west on 83rd Street from Timber's Edge it is most likely they will come all the way down to the entrance gateway to get onto 83rd. More than likely it will be people wanting to go north on Woodward that will choose to go through the subdivision to the west to avoid 83rd Street. Mr. Darnell said those stubs were put in long ago and they were put there to serve as a collector for any new subdivision.

Ms. Becker said she is not sure how familiar the Commission is with 83rd Street and the property there. She feels they should all drive down there and go through the property to see how that hill is a diversion.

Mr. Darnell stated he does not disagree and there may be people that might choose to avoid the hill. He said from a traffic standpoint the developer's traffic engineer looked at the site distance requirements using State standards and there is sufficient site distance from the top of the hill to the entrance. He also looked at that and came to the same conclusion. Mr. Darnell said the City of Darien had their traffic engineer look at it and she came to the same conclusion. This doesn't mean that there won't be some people that feel more comfortable going down Middlebury.

Mr. Xu said he thinks they should just change the shape of the street design. He doesn't think anyone is going to turn right from the north until they have to. He said he doesn't oppose the opening of Middlebury, but instead thinks the street design needs to be changed so it is straight.

Mr. Tremulis stated part of the planning exercise is to reduce speed through the neighborhood. He said introducing turns in the neighborhood is a positive thing to do. He stated it slows cars down so they intentionally designed it that way.

Jackie Ciombor, 8205 Middlebury Avenue, Woodridge was sworn in. She asked if a street goes out to Edgewood.

Mr. Zawila stated that will just be a stub and if the properties to the west develop there would be connectivity to Timber's Edge and 83rd Street.

Mr. Ciombor said she knows there is a private drive to the west.

Mr. Zawila stated it would not intersect with that and it is not part of this development.

Mr. Zelenka asked what would happen if they don't receive the R-3 zoning.

Commissioner Page asked what the difference was between the R-4 and R-3 zoning.

Mr. Zawila said the R-4 is the current designation of the property inside the County. He stated they are requesting annexation into the Village and with that is the rezoning of the property to R-3 zoning. He said that is the Village's single-family residential district and it is also the same zoning to the east and west.

Mr. Tremulis stated the request is for annexation into the Village and the proposal before them is based on the R-3 zoning. He said it is his understanding that the R-4 zoning with the County does require bigger lots than what they have proposed. He stated the lots that they have proposed are consistent with the R-3 zoning which is consistent with the Comprehensive Plan for the property. Mr. Tremulis said they are only asking for what is part of the Plan for the Village.

Chairman Zawacki asked if there was anyone else that would like to make a comment in regards to this public hearing. None responded. He then asked if the petitioner wanted to give closing testimony.

Ms. West said throughout this whole process they have tried to answer any questions that were asked tonight. She stated she would like to reiterate to the Commission that they have tried to follow the Village's Comprehensive Plan for this property. She said she feels their proposal is in substantial conformance with that. Ms. West stated this is a high quality development in keeping with the neighborhood. She said they would ask for the Commission's approval.

Chairman Zawacki then called for a motion to close the public hearing.

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

Ayes: Hendricks, Gaspar, Page, Zawacki

Nays: None

Motion passed

B. Staff Recommendation

Mr. Zawila said staff has prepared the following draft Findings of Fact attached to this memorandum as Attachment "13". He stated based on the testimony provided at the public hearing, the Plan Commission should modify these Findings as necessary to accurately reflect the testimony. Mr. Zawila said staff recommends that the Plan Commission take the following actions as noted in the staff report. He stated five motions are needed tonight. He said one for the Findings of Fact and the other four are the recommendations for approval for this evening. Those are the rezoning to the R-3 residential district, the amendment to the Comprehensive Plan, the height variance for the lots noted in the staff report, and the approval for preliminary plat of subdivision. Mr. Zawila stated the applicant will have to come back for approval before the Plan Commission for the Final Plat of subdivision.

Chairman Zawacki asked if there were any questions from the Commission for staff.

Commissioner Page asked what they are amending to the Comprehensive Plan.

Mr. Zawila said there is a portion of land in the Comprehensive Plan that was recommended for open space. He stated that a portion will be single-family and not open space as illustrated in the existing plan.

Chairman Zawacki then called for a motion for Findings of Fact.

C. Findings of Fact

Commissioner Gaspar made a motion, seconded by Commissioner Page to adopt the Findings of Fact for the requested height variance. A roll call vote was taken:

Ayes: Gaspar, Page, Hendricks, Zawacki

Nays: None

Motion passed

Chairman Zawacki then called for a motion for a recommendation.

D. Plan Commission Recommendation

Commissioner Gaspar made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Village Board of Trustees approval of the rezoning of the subject property to the Woodridge R-3 Residential District zoning classification. A roll call vote was taken:

Ayes: Gaspar, Hendricks, Zawacki

Nays: Page

Motion passed

Commissioner Hendricks made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board of Trustees approval of the amendment to the Comprehensive Plan. A roll call vote was taken:

Ayes: Hendricks, Gaspar, Page, Zawacki

Nays: None

Motion passed

Commissioner Gaspar made a motion, seconded by Commissioner Page to recommend to the Mayor and Village Board of Trustees approval of a variation to increase the maximum building height from 35 feet to 38 feet, for Lots 64-67, 71-72, and 82-83, based on the adopted Findings of Fact. A roll call vote was taken:

Ayes: Gaspar, Page, Hendricks, Zawacki

Nays: None

Motion passed

Commissioner Gaspar made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Village Board of Trustees approval of a Preliminary Plat of Subdivision. A roll call vote was taken:

Ayes: Gaspar, Hendricks, Zawacki

Nays: Page

Motion passed

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

None

VIII. DISCUSSION ITEMS

Ms. Horn stated she would like to get the availability of the Commission for the February meetings. She asked if there are any conflicts at this time.

Commissioner Page said she would not be available the 3rd but is okay with the 17th.

IX. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Ms. Horn said the Village Board did approve the special use permit for 9 Rounds on January 9th.

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

X. ADJOURNMENT

Chairman Zawacki then called for a motion to adjourn the meeting.

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

Ayes: Gaspar, Page, Hendricks, Zawacki

Nays: None

Motion passed


Donn Zawacki, Chairman


Peggy Halper, Recording Secretary

