

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of April 7, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, April 7, 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 7:33 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Mast, Przepiorka, Zawacki

Absent: Gaspar, Hendricks, Page

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

III. CONSIDERATION OF AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF WOODRIDGE – TOWN CENTRE MASTER PLAN – VILLAGE OF WOODRIDGE

Chairman Zawacki called the public hearing to order at 7:34 p.m.

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".

A. Public Hearing

Chairman Zawacki asked if staff wanted to make a presentation.

Mrs. Horn, Senior Planner was sworn in. She stated the Comprehensive Plan is a policy tool that provides direction for all aspects of the community's physical and economic environment. It is also used by the Village to guide the day to day decisions regarding development and zoning within the community. The approved Plan includes the overall community vision, goals and policies. There is also a Future Land Use Designation for all properties within the Village's planning area. She said there are also subarea plans that outline more specific policies for eight areas within the community that are expected to see future redevelopment activity.

Mrs. Horn said the current Plan was adopted in 2007 after an extensive public input process. It was guided by a steering committee of homeowners, businesses, developers

and other various stakeholders. There have been a total of four modifications to the Comprehensive Plan since it was adopted in 2007. She stated what is being considered tonight is another amendment to the Plan. If approved, it would incorporate the Town Centre Master Plan into the official Comprehensive Plan document.

Mrs. Horn stated the Town Centre is one of the eight subareas that were looked at with a little more detail as part of the 2007 Comprehensive Plan. She said in total the area is about 190 acres. It includes the following existing facilities: Village Hall, Library, Police/Public Works, Post Office, Jefferson Junior High School, Memorial Park, Lake Carleton, Lake Harriet, Park District Community Center, Hawthorne Hill Woods, and the 44 acres that is jointly owned by the Village and the Park District. As the Comprehensive Plan was being updated in 2007 one of objectives was to come up with a more detailed plan and vision for the future use of the Town Centre area. However, the detailed vision was put on hold pending the acquisition of the 44 acres of open space adjacent to Village Hall. She stated now that property is now jointly owned by the Village and Park District.

Mrs. Horn said in 2012 the Village and Park District worked together to select the consultant Houseal Lavigne Associates. Houseal Lavigne led the community through an extensive public input process of what the community's preference was for the future use for the Town Centre area. She stated the consultants are here to present the draft Town Centre Master Plan for public feedback as well as Plan Commission's consideration. The overall intent of the Plan is to establish a community supported vision for how the Town Centre area could be used in the future. Mrs. Horn said with an adopted Plan the Village and Park District would be in a better position to take advantage of future grant opportunities for improvements that are in line with the approved Town Centre Master Plan.

Mrs. Horn stated at this time there is no funding identified to make improvements. She said the draft plan is simply a vision for the future of the area. She stated at this time she would like to introduce Nik Davis, Senior Associate and Devin Lavigne, Principle for Houseal Lavigne Associates.

Chairman Zawacki asked for Mr. Davis and Mr. Lavigne to step up to the podium and get sworn in.

Mr. Lavigne and Mr. Davis, 134 North LaSalle Street, Chicago, were both sworn in. Mr. Davis said what they would like to talk about tonight is the overall structure of the Town Centre Master Plan. He stated it is broken up into three sections which is the introduction, the Master Plan, then the appendix which has the cost opinion. The introduction covers how they got where they are today and some of the partnerships that exist within the Town Centre area.

Mr. Davis stated the introduction in section one talks about the initiation and the outreach efforts that were done. It talks about exiting conditions analysis which is a thorough look at all the existing issues that are impacting the Town Centre. The

introduction sets up the preliminary concept plan which leads to the final Town Centre plan.

Mr. Davis said the community outreach started with a Project Initiation Workshop which included a steering committee meeting. During that meeting they had talked about key issues that were happening in the Town Centre. He stated from that they did a larger scale community workshop in May 2013 where over 80 residents attended. It gave residents the opportunity to provide comments or input as to what they would want or not want to see in the Town Centre which helped them to establish the direction for the Town Centre Master Plan. Mr. Davis said they also did key stakeholder's interviews which were with groups that are invested in the Town Centre currently, such as the VFW, School District 68, the Village, Park District, etc. The next step was to take all this input from these various outreach efforts and the existing condition report to start drafting the three initial concept plans. There were three concept plans that were prepared as well as alternatives to the specific Civic Center area. He stated they presented those plans to the community at the Community Open House on March 10th where 90 residents attended. Over the past year throughout the whole process there has been a project website and a program called Smap (The Social Mapping Application). It allowed residents, businesses, and anyone invested in the Town Centre future to provide comments, get updates, and see the direction of the plans. Smap is a tool that allows participants to identify specific comments, issues or points on a map.

Mr. Davis stated in section two of the draft there is the Town Centre concept plan. From the initial three concept plans that were developed and presented to the community they created a revised hybrid plan, which is the draft final plan that is being presented. He then showed on the overhead the three different concept plans that were present at the Community Open House. The Open House gave them a couple of different ways to gather input. There was a presentation, opportunities for questions and answers, they provided boards of each of the three concepts plans where people were able to write down what they specifically wanted to see or not see in each different concept plan. Mr. Davis said they were able to get a really good idea as to what the people wanted to see in the Town Centre from this outreach effort.

Mr. Davis said from the input they were able to develop a vision for the Town Centre. Some of the input included: enhancing the overall aesthetics like landscaping, way finding, signage, etc., provide new community spaces for community events, increasing educational interaction, protecting important natural assets and features and maintaining healthy tree stocks, strengthen access to the lakes and throughout Town Centre, and encouraging healthy lifestyles through increased recreational offerings. He showed on the overhead the draft Town Centre Master Plan. He stated there are 34 recommended proposed uses and improvements that vary in scale. The recommendations are broken up into four subareas which include the Hawthorne Hill Woods and the 75th Street Subarea, the 44 Acres, Lake Carlton and Lake Harriet, and then the Civic Center.

Mr. Davis stated the first area they would talk about is Hawthorne Hill Woods. In this area they are identifying six to seven key improvements that can happen in this area. The most prominent is the multi-use trail which goes through most of the middle part of the site with 4 smaller interpretive trails throughout the site. Another improvement would be a nature play area which is marked as number three on the plan. At number four they had left this area open for a multi-play area which can be used for many different kinds of uses. He said along the western edge would be an outdoor adventure mountain bike trail. Throughout the whole Town Centre they would be enhancing the pedestrian network whether it is sidewalk improvements or trail improvements. Number seven on the plan, which is at 75th Street and Woodridge Drive, would be a small scale gateway to the area which would announce that there is something to the north. He then showed pictures of what the area could possibly look like with the trails, play areas and gateway.

Mr. Davis said the next subarea is the 44 acres. First he addressed the proposed relocated community garden along Woodridge Drive which would allow better access and visibility and potential connection to water. There is a proposed shared parking lot to the north of the community garden which would be connected to the relocated mulch/compost piles to allow more direct access for pickup. Northeast of the parking lot is the relocated chipping facility. He stated the shared parking facility could accommodate a variety of uses or it could be used as an overflow parking area for certain events. There is an access drive that would consist of something other than asphalt or concrete that would extend from the shared parking lot to provide access to the relocated chipping facility and other uses in the 44 acres. They would propose something that would help blend in but when it is needed it is more of a structured soil that would allow vehicle access. Mr. Davis said with the relocation of the community gardens, they propose to convert the existing area into a large open space that can be utilized by the residents. Additionally, as noted in the plan, as uses are incorporated into the area, the Village and the Park District should consider the healthy trees and look into the invasive species that are starting to move in and outcompete the healthy tree stock. When implementing these uses they should take advantage of woodland restoration or prairie restoration for that area.

Mr. Davis stated number 16 on the plan is a potential area or location for a future detention pond. As are installed, like parking or the amphitheater, there may be a need for more detention in this area. In the same area due to the grading there may be a spot for a pedestrian or scenic bridge to connect the proposed pedestrian promenade throughout the 44 acres. The parking lot, number 18 on the plan, can be used for a farmers market, a jubilee, or other uses throughout the year. He said there is a sled hill proposed just west of the existing baseball fields with landscaping and buffering from adjacent residential—this is something that was heard as a desired feature throughout the planning process. Connected to the pedestrian promenade is a space for an amphitheater with a graded down natural lawn area. Initially it could start out as a hard-scraped space with a temporary stage and if used a lot over time you could install a pavilion that could be used more year round. There is a picnic grove proposed, number 23 on the plan, which can have picnic benches scattered about in the area. Again, he

showed photos of what some of the uses could look like.

Mr. Davis said for the area of Lake Harriet and Lake Carlton the major improvements proposed for the area is an arbor or some kind of structure for taking wedding photos or pictures, fishing piers for Lake Harriet and some rock outcroppings. The other proposed use would be a canoe/kayak boat launch. He then showed pictures of an easy type of launch for boaters.

Mr. Davis stated the final area is the Civic Center. In this area the recommendation would be to expand the parking on the west and south side of the Village Hall. This will help with parking for events and activities in the 44 acres. They also received a lot of feedback in regards to reconfiguring the mail drop-off boxes. He said they are proposing to leave the existing baseball fields and soccer field. A recommendation would be to expand the parking lot for the Junior High and add a parking lot for the Veteran Memorial Park. He then showed pictures of what the reversing mailbox drop-off would look like and the added parking.

Mr. Davis said the last thing they want to talk about is the Appendix which talks about the Cost Opinion Table. These numbers are to serve as a guide as to what some of the costs could be. They are based off of the Concept Plan so over time they might need to modify because of new technologies or approaches to the uses. In some of the areas there might be no cost like in the open space areas. He stated this ends their presentation and he will now open it up to any questions.

Commissioner Page arrived at the meeting at 8:05 p.m.

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

Commissioner Przepiorka asked how much of the Concept Plan is binding versus as to what is actually going to get done.

Mrs. Horn stated this is an overall vision so nothing is significantly binding. If there is something that comes up that doesn't fit in with what was approved, it would then need to go through an amendment process.

Commissioner Przepiorka asked if there were any technical drawings or any specifications for material.

Mrs. Horn said none have been done at this time.

Chairman Zawacki stated in the center of Hawthorne Hill there is big white building there with open space. He asked if that still existed.

Mr. Davis stated it is still there and they are not proposing to fill it with trees or any other type of use.

Chairman Zawacki asked if there was any consideration made to using this for other uses. They are proposing these different types of walking paths or bike paths throughout and wouldn't this make a great space for people to stop and get something to drink. He also suggested they might want to have a couple policemen on bikes be stationed out there to patrol the whole park. He said the area could be used throughout the year.

Mr. Lavigne said when they looked at Hawthorne Woods the favorite option was the loop trail system. In regards to the utilization of the building, as this loop trail is put through they are not sure how heavily the trail will be used. The house could be used as a concession stand or maybe even a vending machine be put in. However, then you would have to be concerned about vandalism. As the Village and Park District are constructing these trails they will have to think about how very specifically they should be developed, how to use the existing structure, and how to incorporate signage for area.

Chairman Zawacki asked if there was any discussion in regards to safety, protection or insurance cost. He asked what responsibility the Village and Park District assume.

Mr. Lavigne said there is the basic assumption that everything would be certified by PDRMA (Park District Risk Management Agency) before being constructed.

Chairman Zawacki stated those are issues for certain areas that will need to be addressed.

Commissioner Przepiorka said he attended a few of the workshops and one of the discussion points was the concern for the Police/Public Works building being outgrown. A few of the concept plans presented at the Open House had a new location for the Public Works Department and the Police Department would take over the old facility. He asked what happened to those discussions and the feedback and what now is the plan.

Mr. Lavigne stated there was not a lot of support for a new Public Works facility in the Town Centre area. He said if that type of facility was going to be built in the Town Centre it would have to be agreed upon between the Village and Park District. He stated you are never going to see residents raise their hands requesting a new Public Works facility because they will never get to use it—it is a necessary facility that the Village has to operate. The feedback that they got from residents was that they did not want it there and based on this feedback, the proposed plan before the Plan Commission does not include a new Public Works facility. He said there was a need analysis done and they both need additional space. The plan was for the Police Department to take over the Public Works facility and then Public Works would find a new facility. At this point it still could occur but as of right now it would not be in the Town Centre.

Commissioner Przepiorka asked if the residents would want to change some of the details to the Civic Area or the 44 acres, would that have to be another amendment to this amendment.

Mr. Lavigne said it would have to come back for another public hearing.

Mr. Mays, Director of Community Development, was sworn in. He said the ultimate decision regarding a new Public Works building would be made by the Village Board. The Village Board could consider some type of reconfiguration with the existing building which would not require an amendment to this Plan. He stated they could consider alternative locations within the community to build a new structure or try to adapt an existing facility. If this Plan is adopted it could be amended in the future to accommodate a future building for Public Works.

Commissioner Przepiorka asked if there was a traffic study done for Woodridge Drive in regards to people crossing from one side of the concept to the other side. He said there does not seem to be many crossing areas. There is no parking on the west side for someone who is just coming to use the trails.

Mr. Lavigne stated there is crossing at 71st Street and Woodridge Drive. There is also crossing by the number 11 which is the shared parking with a mid-block crossing that has a pedestrian refuge island. He said they have not done a traffic study to determine what types of traffic this would generate, but feel it would not be a significant impact to the existing traffic patterns. He said there are too many variables to determine what the traffic would be. If pedestrian traffic was a concern at the number 11 crossing, it would be a perfect area for what they call a hawk signal or a push to cross button. He stated there is an example of this in Naperville.

Chairman Zawacki said he has seen signage that is put in the street to alert cars of pedestrian crossing, but he is not sure if they are useful.

Mr. Lavigne stated they do show a change in materials at the crosswalks which are a big part of designing a safe intersection. It lets the motorist know that they have crossed an area where pedestrians take priority.

Commissioner Przepiorka asked what is the best guess time frame, since there is no funding at this time, to anticipate how long it would take to get the funding and complete the project.

Mr. Mays said this is intended to be a long range plan for the next 20 to 25 years. The intent is to get the Plan into place so as grant opportunities would present themselves in the future the Village and the Park District can take advantage of them.

Commissioner Mast stated that item 25 on the Cost Option Table, the Lake Harriett fishing pier, has already been in plans. She asked if there are already funds allocated for this.

Mr. Davis said yes it is and this Table does not reflect it. He stated they could correct it.

Commissioner Mast stated she would want it reflected that it is already funded and under construction. She also asked if the surrounding homes were part of a deal where their lots are smaller due to the fact of the surrounding open space.

Mr. Mays said the development to the north of Town Centre is zoned A-2 which is the most dense zoning district within the community. Compared to other single-family subdivisions those lots are going to be smaller. The subdivisions to the south and west meet the R-3 zoning district requirements. He stated the homes to the north are on smaller lots but they were approved that way and was not based on any conditions tied to the Town Centre area.

Chairman Zawacki asked if there any more questions from the Commissioners. None responded. He then asked if there was anyone in the audience who had questions in regards to the presentation.

Roberta Kieltyka, 2712 Wild Plum, Woodridge, was sworn in. She asked how much of this is going to end up on tax payers backs and are they going to put this in front of the community to vote upon.

Mr. Mays stated he could not speak for the Park District Board or the Village Board and that would be a budgetary decision before both of them. He said this Plan has been an opportunity for the community to provide input over the past year and guidance as to how the Town Centre should be used by community residents. It is just a conceptual plan or vision and it would be up to the Park District Board and Village Board to determine what they would want to budget for any of these elements over the next 25 years.

Chairman Zawacki said the overall cost estimate for all improvements in the Plan is 8.5 million which is not that bad if you were going to put it into place tomorrow. He stated what they might do is do smaller pieces of the Plan at a time with budgeted money.

Mr. Mays stated it would be up to both Boards discretion. The primary objective to getting this Plan into place is to utilize grant funding to fund these improvements, but they do have the discretion to look at other financing methods.

Mike Adams, Executive Director from the Woodridge Park District, was sworn in. He said in regards to the pier at Lake Harriett they did get notice of a State legislative grant for the amount of \$200,000. He stated even though it has been appropriated it still has not been released. That was actually awarded to the Park District several years ago and was re-appropriated and is still sitting there. He said their budget is based on that amount when it gets released.

Ron Campbell, 2706 Kimball Court, Woodridge, was sworn in. He asked throughout the Plan there was mention of several new parking lots and he wanted to know if these would all be blacktop or will they be environmentally friendly.

Mr. Lavigne said parking lot number 18 is recommended to be something other than blacktop that is environmentally friendly like permeable pavers. For the rest of the parking lots it is not specifically designated but as it is being developed it should certainly be under consideration.

Commissioner Mast asked if they could give a ball park estimate as to the different costs for parking lot materials.

Gary Weber, 212 Main Street, Wheaton, was sworn in. He said with parking lots there are different types of variables. As far as permeable pavers they are all over the board when it comes to cost. He stated when it comes to a parking lot you can take the cost and increase it by a third when you start getting into permeable pavers or best management practices. When you are looking at the cost there are many things that need to be looked into like topography and soils.

Chairman Zawacki asked if there were any further questions from the audience. None responded. He then asked if anyone wanted to come up and speak in support or opposition of the applicant. None responded. He then asked if Mr. Lavigne or Mr. Davis wanted to make a brief summarization.

Mr. Lavigne said it has been a pleasure working with the Woodridge community and they know how important the Town Centre is to the residents of the community. He stated trying to satisfy everyone is a difficult task, but it has been a fun challenge. He said they are looking forward to working with the Village Board and Park District Board through their adoption process.

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

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

Ayes: Przepiorka, Page, Balogh, Mast, Zawacki

Nays: None

Motion passed

B. Staff Recommendation

Mrs. Horn said attachment five in staff's report would be the specific amendments that the Commission would be considering so there would be a change to the Table of Contents and the existing subarea plan for the Town Centre area, which would direct readers to the Appendix where the Town Centre Master Plan would ultimately be included within the overall document.

Chairman Zawacki stated he would like to include staff's report as exhibit "B" for the record. He then asked if there were any further questions from the Commission.

Commissioner Balogh wanted to clarify that if they would want to add anything then they would have to amend the Plan again.

Mr. Mays said typically with the Comprehensive Plan there are uses, zones and elements and the Town Centre component is a little more specific. He stated this is a vision or concept and just because the Village adopts this plan does not mean it is going to be developed. It will be an ongoing conversation with the community as the Village and Park District Boards over the next 25 years look for grant opportunities to implement elements of the plan. In some cases some of the specific elements, because of existing PUD's that are already in place, zoning approval would be necessary before it could move forward and be constructed, regardless of what the Plan says. This plan is just a guide for the community today and the future.

Mrs. Horn stated with any development the Comprehensive Plan is the first document that staff looks at to make sure it is in line with the community's vision and from there you begin to look at what specific zoning approvals would be necessary.

Mr. Mays said the other thing to keep in mind is the budget process for both the Village Board and Park District Board is a public process allowing for public input.

Commissioner Przepiorka asked how do they determine which of the 34 items gets done first.

Mr. Mays stated if this Plan gets adopted both the Village and Park District Board would utilize the Plan to determine priorities which will go back to financing. He said it could be based on what grants are available to implement certain items. He stated they can base it on the public input as to which item might need to get done first and then look for financing to get it done.

Discussion continued in regards to the outreach and how the certain items or features ended up in the Plan, for example the sled hill.

Commissioner Przepiorka said he was really glad that this area is going to stay open space.

Chairman Zawacki asked if there were any more questions. None responded. He then called for a motion for recommendation.

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

Ayes: Balogh, Przepiorka, Mast, Page, Zawacki

Nays: None

Motion passed

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

None

V. DISCUSSION ITEMS

Mrs. Horn stated they will be having a meeting on May 5th and it will be a public hearing. She reminded the Commissioners to keep Lisa informed as soon as they know if they will not be able to attend any meetings.

VI. UPDATE OF PREVIOUS PLAN COMMISSION CASES

None

VII. ADJOURNMENT

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

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

Ayes: Mast, Przepiorka, Page, Balogh, Zawacki

Nays: None

Motion passed

Donn Zawacki, Chairman

Peggy Halper, Recording Secretary