

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of May 19, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, May 19, 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 7:31 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Hendricks, Mast, Page, Przepiorka, Zawacki

Absent: Balogh and Gaspar

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

III. APPROVAL OF MINUTES FOR THE MARCH 17, 2014 AND APRIL 7, 2014 MEETINGS

Commissioner Mast made a motion, seconded by Commissioner Page to approve the minutes of the March 17, 2014 meeting with no changes. A roll call vote was taken:

Ayes: Mast, Page, Hendricks, Przepiorka, Zawacki

Nays: None

Motion passed

Commissioner Hendricks made a motion, seconded by Commissioner Przepiorka to approve the minutes of the April 7, 2014 meeting with no changes. A roll call vote was taken:

Ayes: Hendricks, Przepiorka, Mast, Page, Zawacki

Nays: None

Motion passed

IV. CONSIDERATION OF A CERTAIN PROPOSED ZONING TEXT AMENDMENT TO TITLE 9 OF THE VILLAGE CODE, THE ZONING ORDINANCE OF THE VILLAGE OF WOODRIDGE – SELF STORAGE FACILITIES – BRB DEVELOPMENT, LLC

A. Public Hearing

Chairman Zawacki called the public hearing to order at 7:33 p.m.

Commissioner Gaspar arrived at the meeting at 7:33 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". He then asked if staff would like to make a presentation.

Commissioner Balogh arrived at the meeting at 7:35 p.m.

Jason Zawila, Planner, was sworn in. He stated he wanted to enter staff's report as Exhibit "B". He stated the applicant, BRB Development, has submitted an application for a text amendment to amend the regulations to allow self-storage facilities in the ORI district as a special use. Additionally, modifications to the Village's parking requirements for self-storage facilities are being requested. The applicant is purposing to construct an approximately 90,000 square foot two story fully-enclosed climate controlled self-storage facility which we will hear about in the next case later this evening. In reviewing the applicant's request, staff identified self-storage facilities are now typically single stand alone buildings. They have improved security measures and are typically constructed with high quality design and attractive landscaping. This is different than the traditional self-storage facilities which typically consisted of multiple storage buildings on a lot, minimal landscaping and multiple access points with outdoor storage units.

Mr. Zawila said in order to recognize the revolution of this, staff proposes creating a new special use called self-storage facility. As far as the text amendments, staff will require the self-storage facility be limited to a single enclosed building. A new definition for self-storage facility is also proposed and the definition for mini-warehouses, which is currently in the code, would be amended to distinguish that use from self-storage facilities. With reviewing the proposed text amendments, staff believes that self-storage facilities can be viewed as a desirable land use for the ORI District. These facilities require limited water and sewer infrastructure and generate very limited traffic compared to other uses. Staff recommends that the self-storage facilities still require a special use. This will make sure that self-storage facilities develop as a high quality development and the Village has the opportunity to place special conditions as necessary to ensure compatibility with surrounding uses.

Mr. Zawila stated when reviewing the amendment it was identified that the Village's parking requirements which traditionally used industrial/warehousing far exceed what might be necessary for the use. Staff reviewed the ITE (International Transportation Engineers) parking generation standards for self-storage facilities and they recommend a 0.179 per 1,000 square foot parking requirement. This is similar to requirements in Naperville and Downers Grove. He said staff does recommend amending the Village Code to provide parking requirements specific to self-storage facilities. He stated this would conclude staff's presentation at this time.

Chairman Zawacki asked the Commission if they had any questions for staff.

Commissioner Przepiorka asked if he could define “fully enclosed”.

Mr. Zawila said it would be a single stand alone building. It would be different from existing storage facilities located in town which have multiple units with outside access to the units. He stated with the single enclosed building there would be one main entrance.

Commissioner Przepiorka asked if there was any external access at all.

Mr. Zawila stated there could be.

Commissioner Przepiorka asked how it is then fully enclosed.

Mr. Zawila said the interior units have fully enclosed walls and structured roof. He restated that self-storage facilities would not be allowed as multiple buildings.

Commissioner Przepiorka asked if their definition included how much external access is allowed.

Mr. Zawila said it did not.

Chairman Zawacki stated if they have access from outside the building then it is not fully enclosed.

Mr. Mays, Director of Community Development, was sworn in. He said the intent is to make a clear distinction between the old traditional storage/warehouse facilities and what is more commonly seen today. He stated when looking at existing permitted uses within an ORI, they have exterior docks, doors and access. They don't want to get into a situation where they are creating some type of unique restriction just for this use. The building is intended to be similar in fashion to an office/warehouse building that has multiple access points. Mr. Mays said if there is a concern with the wording “totally enclosed” they can look at clarifying that.

Chairman Zawacki asked if there were any further questions from the Commissioners. None responded. He then asked if the applicant would like to make a presentation.

Rick Hielscher, one of the owners for BRB Development, was sworn in. He thanked the Commission for hearing their application tonight. He stated he was one of the three owners to Lock-Up Storage. They have been in the self-storage business since 1976 and are a family owned business. There are currently 30 self-storage facilities across the country in eight separate states with 13 facilities located here in Illinois. Mr. Hielscher said what makes them unique is they specialize in high end storage. This means it is an enclosed facility that looks similar to an office building. He stated 90% of their customers will do their loading and unloading through an enclosed glass loading bay. The building would be fully climate controlled, have carpeted hallways

and units, motion censored lighting, and the entire facility will be on 24 hour CCTV. He said the majority of their clientele are women, so the majority of their design is based on safety and security.

Mr. Hielscher said they have built in several high end communities like Lake Forest, Northfield, Lisle, and the Willowbrook Town Center at Plainfield and Route 83. A new facility is about to open in Wheaton at Geneva and Main. He stated they build a better product and spend more building it. He said they try to look for the type of real estate that gives them the customer exposure in very high end communities.

Mr. Hielscher stated self-storage does not generate a lot of traffic so it is important for their facilities to be very visible. They generally do not locate on a street that generates less than 10,000 cars a day. They will be serving residents from Woodridge, Downers Grove, and Darien. He said they don't generally spend much on marketing so their business is their billboard. Mr. Hielscher stated it should be known they are a family company and own these buildings long term. They still own the facility that they built in Northbrook in 1976. He said he can't guarantee that they won't sell the business but in their 40 year history for every 10 that they build they keep about eight of them. They want to build a building that the Village and community are proud of because they plan on being here long term. He then introduced the director of the development and the architects who were present at the meeting.

Chairman Zawacki asked if anyone in the audience wanted to come up and ask any questions in regard to the public hearing.

Cleo Connor, 8 S. 785 Dunham, Downers Grove, was sworn in. He stated his property is located in the northwest corner of the development. The questions that he has are pertaining to the actual project. He asked if he should wait with his questions till that public hearing.

Chairman Zawacki said yes. He then asked if there were any other questions. None responded. He then asked if anyone wanted to make a statement in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

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

Ayes: Balogh, Hendricks, Gaspar, Mast, Page, Przepiorka, Zawacki

Nays: None

Motion passed

B. Staff Recommendation

Chairman Zawacki asked if staff had any further comments.

Mr. Zawila stated staff does recommend to the Plan Commission to recommend to the Mayor and Board of Trustees approval of the proposed text amendment to the Village Code to allow self-storage facilities in the ORI District as a special use and related parking requirements. There would be one change based on the Commission's concerns and that would be to remove the term "fully enclosed" and "structure" from the definition. The definition would read "A standalone building designed and used exclusively for the storage of personal property of persons who own and/or lease portions of said building".

Commissioner Przepiorka asked if the difference between the mini-warehouses and self-storage facilities would be the number of buildings.

Mr. Zawila said that would be correct.

Mr. Mays stated when you look at the traditional mini-warehouse operation it is based on multiple structures and buildings with exterior access to the garages. Self-storage facilities would be a stand alone building similar to an office/warehouse.

Commissioner Przepiorka said the building could have 100% external access.

Mr. Hielscher said having been through this many times the distinction that they often encounter is that 85% or more of the units are accessed from the interior of the facility. That helps to distinguish not having an incredibly long skinny building with drive-in doors on both sides of the building. He stated they would be comfortable with that definition.

Discussion continued in regards to the distinction between mini-warehouses and self-storage facilities.

Commissioner Hendricks asked why the mini-warehouses are prohibited in other communities.

Mr. Zawila stated it was a community's decision as to whether to allow them or not. He said just like in their code they only allow them in certain districts. There is better opportunity moving forward to make sure the use, if allowed, is developed better architecturally and with landscaping.

Mr. Mays said in Attachment "2" of staff's report it does show how it is allowed in surrounding communities and in what type of districts. He stated with a traditional mini-warehouse facility there is outdoor storage along with individual units. That is one thing that communities might want to discourage. Another reason is because in the past they tended to be located in high traffic areas where communities wanted to see more sales tax producing uses. He said with this text amendment staff is comfortable with self-storage facilities in the ORI District because the ORI is not contemplated for retail as the principal use, but as an accessory to the principal use.

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

C. Plan Commission Recommendation

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

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Board of Trustees approval of the proposed text amendment to Title Nine, Self-Storage Facility, with the proposed language in Attachment 1 of staff's report dated May 19, 2014 with the following changes:

1. Eliminate the words "fully enclosed" and "structure" from the definition.
2. Include that 75% or more of units are accessed from the interior of the facility.

A roll call vote was taken:

Ayes: Przepiorka, Gaspar, Balogh, Hendricks, Mast, Page, Zawacki

Nays: None

Motion passed

V. CONSIDERATION OF A SPECIAL USE PERMIT FOR A SELF-STORAGE FACILITY IN THE ORI ZONING DISTRICT – LOCK UP SELF-STORAGE – 7908, 7910, AND 7012 LEMONT ROAD – BRB DEVELOPMENT, LLC

A. Public Hearing

Chairman Zawacki called the public hearing to order. He 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" and staff's report would be part of the record as Exhibit "B". He then asked if staff would like to make a presentation

Mr. Zawila, Planner, was sworn in. The site is approximately 4.60 acres on 3 lots, improved with 3 single family homes. The site is located at 7908, 7910 and 7912 Lemont Road. The applicant is proposing to construct an approximately 90,000 square foot, 2-story, fully enclosed, climate controlled self-storage facility. The site would be improved with 16 parking spaces, associated landscaping and stormwater detention.

Mr. Zawila said the proposed use is in accordance with the Village's Comprehensive Plan which identifies the area for Office, Research, and Light Industrial uses. As noted during the hearing earlier this evening for the proposed text amendment, self-storage facilities are now typically located in a single building with improved security measures, and are constructed with a high quality design and attractive landscaping. The applicant proposes to construct the building using a high quality design that will consist of a combination of precast concrete, glass and a variety of colors.

Mr. Zawila stated the proposed parking layout will meet the proposed parking requirements. Lock-Up Self Storage has indicated that they will offer a free truck to its customers, which on average is in operation every two to three days. As a condition of approval, staff recommends the truck be parked in a designated parking stall located at the westernmost parking space on the property. As noted in the elevations, Lock-Up Self Storage proposes a series of drive up units that will be located on the western, northern and southern sides of the building. In order to limit conflicts between customers temporarily parking near their storage space, customers will circulate around the building. Staff worked with the applicant to restrict traffic circulation to one way, which will provide sufficient access.

Mr. Zawila said the current access to the property is provided by three separate curb cuts for each single family home. The applicant will reduce the curb cuts to one single access point. He stated the proposed landscaping plan will sufficiently meet the Village Code. The applicant has provided substantial landscaping to the rear of the property to screen the proposed structure from the residents to the west of the property. Since the public notice was sent out for the hearing, the DuPage County Forest Preserve sent a letter, which will be entered as Exhibit "C", requesting a change in one of the plantings that is considered invasive to the area. The applicant has changed the landscape plan to address the concern and staff no longer has an issue with it. In addition to meeting the landscaping required by the Village Code, the applicant will also meet the Best Management Practices (BMP) requirements outline in the DuPage County Storm Water Management Ordinance.

Mr. Zawila stated a public sanitary sewer is not readily available to the subject property and per the Village Code the applicant will be permitted to install a private sewage system. In cases where a property is not located within 400 feet of any property line of the premises, property owners have the option to construct a private sewage disposal system. The closest sewer system is approximately 1,100 feet from the site and several options were looked at to connect to the Village's system. It was identified that there are difficulties in constructing a gravity sewer with respect to the necessary elevation drop and cover to the existing sanitary sewers to the west and south for this development. Also, the NICOR pipe line is located to the south, as well as the lack of private property easements for the neighboring properties, make it difficult for a sewer extension. Furthermore, there is no plan to extend the sanitary sewer beyond the proposed development (either from the north or south). He said taking all of this into account, the development will have relatively small amount of sewage and staff supports the proposed system for the development. The septic system will additionally be reviewed and will need to be approved by the DuPage County Health Department. He stated this would conclude staff's presentation.

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

Commissioner Page asked who is responsible for the maintenance of the septic system.

Mr. Zawila stated it would be the owners of the property.

Chairman Zawacki asked if sewer and water were to go through, would they be forced to connect.

Mr. Mays said no. As long as they have a properly operating septic system then they will be able to maintain that system. However, if a property within the Village does not have a properly operating system and they don't address it then they will be required to connect to the sanitary sewer system.

Chairman Zawacki asked if there were any further questions from the Commission. None responded. He then asked if the applicant wanted to come forward to make a presentation.

Mr. Hielscher, BRB Development, was sworn in. He stated in regards to the septic, they will only have two bathrooms. They would have less septic than a single family home. He said they originally put a single property under contract here at this location and approached staff with the concept of a building a three or four story building. At that time, staff had encouraged them to try and acquire more property so that they can lower the building to a two story building. He said this was a suggested change that they had supported.

Mr. Hielscher said there is a very large berm in the rear and their building will be invisible to the residents in the rear. In addition to the berm there is a tremendous amount of landscaping on the landscaping plan that will add to the visual screening. He stated he would now turn it over to Larry Smith.

Larry Smith, BRB Development, was sworn in. He stated they have facilities in eight different states. In the last fifteen years BRB has set the bar for the industry as far as design, aesthetics, energy conservation and construction quality. These buildings are primarily architectural insulated precast construction. He said what they are trying to do is create a safe, desirable, energy efficient, attractive facility for the community. They are the only self-storage facility in the United States where the facility is carpeted. The security methods that they utilize are very high tech. The majority of their clientele are female and they feel very safe and secure. He stated he would like to point out that when you look at the property the building is on the front half of the property and the second half is all green space. There is a tremendous amount of landscape on the back half of the property. It exceeds anything that they have ever done in the Chicagoland area. He said he is available to answer any of their questions.

Chairman Zawacki asked what kind of security would a customer go through when going in and out of the building.

Mr. Smith said the facility operates Monday through Saturday from 8 a.m. to 6 p.m. and Sunday from 8 a.m. to 4 p.m. A customer would come in during operating hours, there is a glass wall in the loading area where the manager can see what is happening and security cameras. If a customer comes in at 6:30 p.m. when the facility is closed, there

is a key pad on the exterior of the building where they would punch in their code. The code is for that individual only and their unit only. After the door opens the customer would drive in, after 40 seconds the door closes, they unload their vehicle and go to their unit. If their unit is on the second floor, they would enter their code when entering the elevator. The whole time they are present there is sensor lighting down the hallways and they are being monitored by closed circuit television. There is a complete record of the time they entered, they know how long they were there and what time they left the building.

Commissioner Przepiorka asked how is the process for someone who has outside access.

Mr. Smith stated the outside access is a very high demand product. The exterior units are sealed off from the rest of the building, so they only have access to their unit. He said you would drive up in your vehicle, get out and unlock the door. The customer would do what they had to do and then leave.

Commissioner Przepiorka asked if the lot was gated.

Mr. Smith said it was not. He stated gates are not a deterrent.

Commissioner Page wanted to clarify that anyone can enter the property at any time, but they can not enter the building without their access code. She asked if someone can enter their unit at midnight.

Mr. Hielscher stated from 7 a.m. till 9 p.m. they can enter their unit. If a code is entered at 9:05 p.m. they will not be allowed to enter. He said you can drive around the building anytime at night because it is not gated. All of the interior units have a cylinder lock and they have a master key to those units. If the Fire Department or the Police Department needed to do an inspection they have the ability to let them in at anytime.

Commissioner Page asked if their staff was only on the property until 6 p.m.

Mr. Hielscher said that is correct. There is three hours after they close where a customer can use their digital code to still gain entry. If they are still there at 9 p.m. there is an announcement when the interior alarm system will be turned on.

Commissioner Przepiorka asked if that applied to the exterior units.

Mr. Hielscher stated they do have 24 hour access. He said those units tend to be used by contractors who need access at very early hours.

Chairman Zawacki asked if the Commissioners had any further questions. None responded. He then asked if there was anyone in the audience who wanted to ask questions in regards to this public hearing.

William Piotrowski, 251 Seneca Way, Bolingbrook was sworn in. He asked if the units would have sprinklers and will the access points meet the code for the Fire Department.

Mr. Zawila said as part of their internal review they do have the Fire Department look at the plans and it does meet their ingress/egress requirements. He stated when they apply for their building permit it would be checked again and it would have to have a sprinkler system.

Cleo Connor, 8 S. 785 Dunham, Downers Grove, verified that this building was at grade and then one story on top.

Mr. Hielscher said yes it was grade and then one story.

Mr. Connor said he heard there would be 75% internal storage and 25% external storage. He asked if the external storage units would be visible from the west side and would they have overhead doors.

Mr. Hielscher stated it would be more like 90% internal access. They are suggesting having some external units that have insulated rollup doors and they do face to the west. Those doors would go to about eight feet in height.

Mr. Zawila confirmed the berm does reach a height of eight feet from the ground elevation.

Mr. Hielscher stated then you have plantings that vary from three to ten feet in height. Where the water detention area is they will have to scoop that out and reshape it into the berm along the property line.

Mr. Connor said he had heard that there will be no need for plumbing because the property will be using a septic system. He asked where will the runoff water flow.

Mr. Zawila stated the DuPage County Storm Water Ordinance requires any new building to have access to infrastructure for stormwater runoff. He then showed where that would be located on the site plan. All stormwater will be carried off site by infrastructure that was reviewed by staff.

Mr. Connor asked how does the detention pond work and where does the water go.

Mr. Hielscher said you scoop the area out to make it the low point on the property. This will direct any water on the property to the low point. It is a retention pond so it will retain that water for a period of time. There is a master drain that will drain it into the DuPage County system. It will have something in it called a restrictor which allows water to drain at a certain pace so all the water doesn't hit at the same time and cause flooding. He stated it is designed to hold water for a couple of hours or a day or two if needed.

Mr. Mays stated the intent of the DuPage County Ordinance is to control the rate of the runoff that leaves the property to regulate stormwater.

Rob Miller, 7847 Dunham Road, Downers Grove, was sworn in. He stated the landscape plan does look elaborate which is good for the homeowners to the west. He asked what would be the timeframe for the landscaping to be put in.

Mr. Hielscher said generally you can't get your occupancy permit until all the landscaping is installed. It also depends on the time of year and it generally tries to put it in the fall or early spring.

Mr. Zawila stated there are certain improvements that they collect security in case the improvements are not completed in a timely manner.

Mr. Mays said if the building is ready to open and it is the middle of summer they will not force the landscaping to be installed because it will die. That is when they use the security or bond. The owner will get temporary occupancy, but will still need to get final occupancy and full compliance with the approved landscaping plan.

Mr. Miller asked if there was any type of security fence for the people that are coming after hours.

Mr. Hielscher stated they are not suggesting to fence the area. He said they fence very few of their properties because it tends to be very unsightly. It is a visual deterrent, but it will not stop someone. There will be cameras in all directions on the outside of the building.

Mr. Piotrowski asked if the property has been purchased already.

Mr. Hielscher said they have the property under contract contingent on this hearing tonight. If approved tonight and by the Village Board then in a week or two after that they would purchase the property.

Mr. Connor asked in regards to the external storage, is there a curb that will separate the land from the building.

Mr. Zawila stated yes there will be. All parking lots per Village code require curbs.

Mr. Connor asked if there will be any vehicle storage on the property.

Mr. Zawila said there will not be any vehicle storage.

Chairman Zawacki asked if there were any further questions. None responded. He then asked if anyone wanted to make a statement or comment in regards to this public hearing.

Vic Mule, 2782 Whitlock Drive, Downers Grove, said he did support having a facility like this nearby. He stated living in a townhome he could always use additional space and he supports the idea.

Chairman Zawacki asked if anyone else wanted to speak in regards to this hearing. None responded. He then called for a motion to close the public hearing.

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

Ayes: Przepiorka, Gaspar, Balogh, Hendricks, Mast, Page, Zawacki

Nays:

Motion passed

B. Staff Recommendation

Mr. Zawila stated staff has prepared the draft Findings of Fact which are Attachment 5. The Plan Commission may modify these Findings as necessary and should adopt such Findings under a separate motion. Staff does recommend that the Plan Commission recommend approval to the Mayor and Village Board of the special use permit request for a self-storage facility, subject to the conditions and plans as noted in the staff report.

C. Plan Commission Discussion

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

Commissioner Przepiorka asked if there were any plans for the Forest Preserve property, which is located north of the subject property, to be developed.

Mr. Zawila stated they had asked that question early on and there are no plans to develop that site. They also have reviewed the plans and have no concerns.

Commissioner Przepiorka said it states south there is a NICOR gas line. He stated when it was shown before it looked like it was a lot. He asked if it was an occupied lot.

Mr. Zawila stated it is an unoccupied easement that goes from Lemont Road to Dunham. It is currently owned by NICOR.

Commissioner Przepiorka said there is a one-way direction on property for car flow. He asked if someone wants to go into the building do they have to go completely around the building.

Mr. Zawila stated there are two ways to enter with the circulation. He showed Commissioner Przepiorka the directions on the site plan.

Commissioner Przepiorka said there is a self-storage facility right down the street. He asked how is this one different and why is there room down that corridor for two.

Mr. Hielscher stated generally self-storage facilities are anywhere from 40,000 square feet to over 100,000 square feet. That self-storage facility is small and it does not have exterior access units. It currently operates at close to 100% occupancy. He said their facility on Plainfield Road about 4 miles away is at about 95% occupancy. They do demographic studies to try and determine the demand. They feel there is more demand in the area. The other facility is cooled on only portions of the floors, does not have carpet or motion censored lighting. He feels they will get more commercial business, because the other facility everything has to be done during their hours of operation and they only have a single drive-thru loading area.

Commissioner Przepiorka asked how many facilities will they have compared to the facility down the street.

Mr. Hielscher said they will have about 650 and the other facility has just under 400 units.

Commissioner Page asked how many feet are there between the back of the building to the west end of the property.

Mr. Hielscher stated it is about two acres.

Commissioner Balogh asked is there parking lot lighting and how far west does it extend.

Mr. Zawila said that was also reviewed as part of the development. They will have light fixtures on the building, but per Village code they do require any light fixtures on a building to utilize full cut off fixtures. He said they did review a photometric plan. The photometric plan demonstrates that the lighting foot candle goes approximately 20 feet west of the parking area, and does not spill over the residential property line. He stated the applicant is in full compliance by the Village ordinance.

Chairman Zawacki asked if there were any further questions. None responded. He then called for a motion for Findings of Fact.

D. Findings of Fact

Commissioner Przepiorka made a motion, seconded by Commissioner Hendricks to approve the Findings of Fact in Attachment 5 in staff's report dated May 19, 2014. A roll call vote was taken:

Ayes: Przepiorka, Hendricks, Balogh, Gaspar, Mast, Page, Zawacki

Nays: None

Motion passed

E. Plan Commission Recommendation

Commissioner Balogh made a motion, seconded by Commission Mast to recommend to the Mayor and Village Board approval of the request for a special use permit and site plan for a self-storage facility at 7908, 7910 and 7912 Lemont Road, subject to the following plan and conditions as listed in staff’s report dated May 19, 2014. A roll call vote was taken:

Ayes: Balogh, Mast, Gaspar, Hendricks, Przepiorka, Page, Zawacki

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board approval of the request for site plan review for a self-storage facility at 7908, 7910, and 7912 Lemont Road, subject to the following plan as listed in staff’s report dated May 19, 2014. A roll call vote was taken:

Ayes: Przepiorka, Gaspar, Balogh, Hendricks, Mast, Page, Zawacki

Nays: None

Motion passed

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

A. Staff Presentation

Mr. Zawila said the subject property is located on the west side of Route 53 at 6550 Route 53. It is approximately 2.016 acres in size and contains a restaurant. The development is located on Zoning Lot No. 2 of the Seven Bridges Regional Planned Unit Development, which also includes the Edward Health Center and a two-acre outlot intended for office use. Genco Holdings 2, LLC (owner of Clara’s Restaurant) purchased the former property in 2012 and received approval last year to construct an approximately 2,500 square foot addition.

Mr. Zawila stated last fall, the applicant also received approval for an approximately 1,572 square foot addition to accommodate an additional restroom and restaurant “back-end” operations. The applicant is now proposing to construct an approximately 1,690 square foot addition over the proposed patio area to accommodate an additional indoor seating area and restaurant “back-end” operations. A portion of the building will still feature a retractable roof and window system that can be opened during warmer weather months. The proposed increase in floor area triggers the need to amend the RPUD.

Mr. Zawila said the addition will extend the façade, and will be consistent with the existing building that consists of a combination of EFIS, stone and face brick. Regarding parking, access and landscaping the proposed improvements at Clara’s do meet the Village code. There are very few minor items that need to be addressed by the

applicant prior to Village Board consideration and the plans and conditions will be subject to those revisions before the Village Board consideration. He stated the applicant is present in the audience if the Commission has any questions.

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

Commissioner Page asked if this addition would cause them to lose any of the current parking spaces.

Mr. Zawila said it would not. There are some additional site improvements. A sidewalk to the southwest will be added to allow better access to the shared parking area.

Chairman Zawacki asked if they gain approval when do they plan on starting.

Mr. Zawila said it would go before Village Board in June. They do need additional approvals from the county because of the extension of the kitchen area. He stated they are still actively under construction from the first addition approval that they received last year.

Chairman Zawacki asked if the construction would create any problems with parking or with the entrance.

Mr. Zawila stated the construction has been taken place during the daytime. The restaurant has only been open during the evening hours.

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

B. Applicant Presentation

None

C. Public Comment

None

D. Staff Recommendation

Mr. Zawila said there are three sets of Findings of Fact attached as Attachment 7. The Commission should modify these Findings as necessary and adopt them in three separate motions. Staff recommends that the Plan Commission make their recommendations as noted in the staff report on pages three and four.

E. Findings of Fact

Commissioner Przepiorka made a motion, seconded by Commissioner Hendricks to adopt the Findings of Fact for RPUD Zoning Lot Plan, as contained in Attachment 7 in staff's report dated May 19, 2014. A roll call vote was taken:

Ayes: Przepiorka, Hendricks, Balogh, Gaspar, Mast, Page, Zawacki

Nays: None

Motion passed

Commissioner Balogh made a motion, seconded by Commissioner Page to adopt the Findings of Fact for the Preliminary RPUD Plan and Plat, as contained in Attachment 7 in staff's report dated May 19, 2014. A roll call vote was taken:

Ayes: Balogh, Page, Gaspar, Hendricks, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Hendricks to adopt the Findings of Fact for RPUD Plan and Plat, as contained in Attachment 7 in staff's report dated May 19, 2014. A roll call vote was taken:

Ayes: Przepiorka, Hendricks, Balogh, Gaspar, Mast, Page, Zawacki

Nays: None

Motion passed

F. Plan Commission Recommendation

Commissioner Przepiorka made a motion, seconded by Commissioner Mast to recommend to the Mayor and the Village Board of Trustees approval of the proposed amendment to the Zoning Lot Plan and Major Amendment to the Preliminary RPUD and the Final RPUD Plan, based on the Findings of Fact in Attachment 7, subject to the following plans and conditions all listed in staff's report dated May 19, 2014. A roll call vote was taken:

Ayes: Przepiorka, Mast, Balogh, Gaspar, Hendricks, Page, Zawacki

Nays: None

Motion passed

VII. PUBLIC COMMENT

None

VIII. DISCUSSION ITEMS

Mr. Mays stated that Mrs. Horn, Senior Planner, had her baby on April 22, 2014 and both are doing well.

IX. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mr. Mays said regarding the Town Centre Plan, they will hold a joint workshop between the Village Board and the Park District Board on Thursday, May 22nd to get

feedback from both Boards. If there is consensus among the Boards they will be looking to formally amend the Comprehensive Plan this summer.

Mr. Zawila stated there is a meeting scheduled for June 2, 2014.

Chairman Zawacki asked if there were any questions or comments from the Commissioners. None responded.

X. ADJOURNMENT

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

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

Ayes: Hendricks, Gaspar, Balogh, Mast, Page, Przepiorka, Zawacki

Nays: None

Motion passed

Donn Zawacki, Chairman

Peggy Halper, Recording Secretary