

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of September 15, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, September 15, 2014 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

**I. CALL TO ORDER**

Commissioner Hendricks filled in for Chairman Zawacki and called the meeting to order at 7:32 p.m.

**II. ROLL CALL**

Upon roll call the following were:

Present: Gaspar, Hendricks, Mast, Page

Absent: Balogh, Przepiorka, Zawacki

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

**III. APPROVAL OF MINUTES FOR THE AUGUST 18, 2014 MEETING**

Commissioner Page made a motion, seconded by Commissioner Mast to approve the minutes of the August 18, 2014 meeting with no changes. A roll call vote was taken:

*Ayes: Page, Mast, Gaspar, Hendricks*

*Nays: None*

*Motion passed*

**IV. CONSIDERATION OF AN AMENDMENT TO PRELIMINARY REGIONAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT FOR PARCEL G AND FINAL REGIONAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT FOR LOT 3 – BOUGHTON & WOODWARD RETAIL CENTER – 2027 87<sup>TH</sup> STREET – MIDWAY PROPERTIES, LLC**

**A. Staff Presentation**

Mrs. Horn said the subject property is located at the southwest corner of Boughton Road and Woodward Avenue. She showed an aerial view of the property on the overhead screen. The entire property is referred to as “Parcel G” of the McAdams Regional Planned Unit Development and also referred to as the “Boughton & Woodward Retail Center.” In total Parcel G is about 13 acres.

Mrs. Horn stated the area referred to as McAdams is comprised of 445 acres overall. It was annexed in 1989 under an annexation agreement. At that time the property was

rezoned to ORI, Office Research and Light Industrial and granted a special use permit for a regional planned unit development. The annexation has since expired but the previously granted zoning approvals through that special use permit remain in effect. Parcel G is designated for Community Commercial Uses. In 2012 an amended Preliminary RPUD Plan was approved for Parcel G as well as Final Subdivision. The remaining undeveloped portions of the lots were divided into three lots which are Lots 3, 4 and 5. At that time final approval was also granted for Lot 4 for the Gordon Food Service which was constructed last year and has been in operation since November of 2013. Lot 1 is the Shell Gas Station and Lot 2 is the multi-tenant retail building which is referred to as the "Woodridge Market Place."

Mrs. Horn said at this time Final RPUD is being requested for Lot 3. Final RPUD approval will be required prior to the development of Lot 5 before it moves forward. At this time nothing is being proposed for that lot. The developer is proposing to develop a 9,000 square foot multi-tenant retail building on Lot 3. The request requires an amendment from the 2012 approved Preliminary RPUD Plan. She showed on the overhead the 2012 approved Preliminary Plan for Lot 3 and the currently proposed plan. The configuration is slightly altered with the building being a little larger and moved to the east. She stated the parking is confined to the north and west side.

Mrs. Horn stated as proposed the building is situated on the eastern portion of the property so that sight lines are preserved from Boughton Road to GFS to the south. Parking is on the west and north side as mentioned. The proposed plan meets all building and parking lot setbacks for the site with the exception of the north parking lot setback. A 30 foot setback is required and 15 feet is being proposed. This request is a result of the required 15 foot dedication to DuPage County in 2012 for future improvements to the Boughton Road and Woodward Avenue intersection by the County. She showed on the overhead where that 15 foot dedication was located.

Mrs. Horn said a total of 48 parking stalls are proposed and two handicapped stalls which exceeds the requirement for Lot 3. The proposed parking area meets the code in regards to parking stall width, length, drive isles and parking lot islands. The proposed landscaping for Lot 3 meets or exceeds the minimum perimeter requirements, parking lot landscaping, and the foundation landscaping for all sides except for the north side of the building. The applicant is seeking relief from the ten foot foundation landscaping on the north side. Staff is supportive of this request as it will increase the pedestrian access between the storefronts and provide the opportunity for future outdoor seating if desired by the tenants.

Mrs. Horn stated stormwater has been previously provided for this development offsite at an existing facility about 900 feet south of Parcel G. The proposed lighting levels for Lot 3 meets the maximum foot-candle levels permitted at the north and west property lines. However, the applicant is seeking relief for the illumination levels of the south and east property lines where Lot 3 abuts the access drive. Staff is supportive of this relief due to the joint development nature of the subject property and the need to provide adequate lighting levels on the internal access drives. Similar relief was

granted to GFS in 2012.

Mrs. Horn said as far as access, Lot 3 will provide two points of access. She showed on the overhead where those access points are located. The traffic study for Parcel G was updated in 2012 in conjunction with the 2012 approvals. It evaluated the impact of the full build-out of Parcel G as well as regional and planned growth. Based on that report, it was anticipated that the traffic generated by the uses on Parcel G and the regional and planned growth in the area can be accommodated. She also noted the DuPage County planned improvements for the Woodward Avenue and Boughton Road intersection. The improvements are anticipated to be completed by next year. They are intended to mitigate the impact of projected future growth in traffic volumes and will improve the level of service and overall delay at the intersection.

Mrs. Horn stated as far as signage, the ground signs for the shopping center were approved with the 2012 request. There are two signs for the development with one on Woodward Avenue and one on Boughton Road. At this time, wall signage is not proposed. Each tenant will be required to obtain a sign permit for signage prior to installation.

Mrs. Horn said there are three deviations requested by the applicant which she has mentioned throughout her presentation and listed in Attachment 7 of staff's report. She stated staff is supportive of the requested deviations. She said this would conclude staff's presentation.

Commissioner Hendricks asked if any Commissioners had any questions at this time. None responded. He then asked if the applicant wanted to make a presentation.

#### **B. Applicant Presentation**

William Warman, architect for the project, stated this was a one story 9,000 square foot retail center. There are several retail services that they are planning on putting in there. Construction would start immediately once approved and they hope to open in the spring. He asked if any of the Commissioners had any questions. None responded.

#### **C. Public Comments**

Commissioner Hendricks asked if there was anyone in the audience that wanted to come up and speak in regards to this case. None responded.

#### **D. Plan Commission Discussion**

Commissioner Hendricks asked if there were any questions or comments from the Plan Commission.

Commissioner Page asked if GFS was concerned about their visibility at all.

Mrs. Horn said the building was situated so the sight lines would be preserved from Boughton Road.

Mr. Warman stated they had moved the building to the east because of the sight line. GFS had agreed and was happy with that decision.

Commissioner Page inquired about the 15 foot dedication to DuPage County.

Mrs. Horn said prior to the dedication, there was an additional 15 feet of lot area that could be utilized. She stated 15 feet was dedicated to DuPage County in 2012 to provide additional space for their planned intersection improvements. Without that dedication, there would have been sufficient space for the required 30 foot setback.

Commissioner Hendricks asked if there were any additional questions or comments. None responded.

**E. Staff Recommendation**

Mrs. Horn stated there are two draft Findings of Fact that are attached to staff's report as 8 and 9. The Plan Commission should modify these Findings as necessary and adopt them with two separate motions. Staff does recommend that the Plan Commission recommend approval to the Mayor and Board of Trustees of the amended Preliminary RPUD Plan and Plat for Parcel G and Final RPUD Plan and Plat for Lot 3, subject to the deviations listed in Attachment 7, the Findings of Fact listed in Attachment 8 and 9, the plans listed on pages 5 and 6 of staff's report, and the conditions on page 6 of staff's report.

**F. Plan Commission Recommendation**

Commissioner Hendricks called for a motion.

Commissioner Mast made a motion, seconded by Commissioner Gaspar to adopt the Findings of Fact for Preliminary RPUD Plan and Plat for Parcel G, as contained in Attachment 8 in staff's report dated September 15, 2014 without any modifications. A roll call vote was taken:

*Ayes: Mast, Gaspar, Page, Hendricks*

*Nays: None*

*Motion passed*

Commissioner Gaspar made a motion, seconded by Commissioner Page to adopt the Findings of Fact for Final RPUD Plan and Plat for Lot 3, as contained in Attachment 9 in staff's report dated September 15, 2014 without any modifications. A roll call vote was taken:

*Ayes: Gaspar, Page, Hendricks, Mast*

*Nays: None*

*Motion passed*

Commissioner Page made a motion, seconded by Commissioner Mast to recommend to the Mayor and Board of Trustees approval of amended Preliminary RPUD Plan and Plat for Parcel G and Final RPUD Plan and Plat for Lot 3, subject to the deviations listed in Attachment 7, the previously approved Findings of Fact listed in Attachment 8 and 9, plans "A" through "F" as listed on pages 5 and 6 of staff's report dated September 15, 2014, and subject to conditions "A" through "D" as listed on page 6 of staff's report dated September 15, 2014. A roll call vote was taken:

*Ayes: Page, Mast, Gaspar, Hendricks*

*Nays: None*

*Motion passed*

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

None

**VI. DISCUSSION ITEMS**

Mr. Mays wanted to remind the Commissioners about the training opportunity with the American Planning Association in Evanston on October 2<sup>nd</sup>. He said on October 6<sup>th</sup> there will be a Plan Commission Meeting with a public hearing for consideration of the Athletic Recreation Center. On October 20<sup>th</sup> there will be a training session for the Commissioners with staff making presentations.

**VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

Mrs. Horn stated the Village Board did approve Union Pointe Phase 3 at their August 28<sup>th</sup> meeting.

**VIII. ADJOURNMENT**

Commissioner Hendricks called for a motion to adjourn the meeting.

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

*Ayes: Page, Gaspar, Mast, Hendricks*

*Nays: None*

*Motion passed*

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Cameron Hendricks, Commissioner

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Peggy Halper, Secretary