

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of October 6, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, October 6, 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 7:32 p.m.

**II. ROLL CALL**

Upon roll call the following were:

Present: Balogh, Mast, Page, Zawacki

Absent: Gaspar, Hendricks, Przepioroka

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

**III. APPROVAL OF MINUTES FOR THE SEPTEMBER 15, 2014 MEETING**

Commissioner Page made a motion, seconded by Commissioner Mast to approve the minutes of the September 15, 2014 meeting with no changes. A roll call vote was taken:

*Ayes: Page, Mast, Balogh, Zawacki*

*Nays: None*

*Motion passed*

**IV. CONSIDERATION OF FINAL PLAT OF SUBDIVISION, REZONING FROM VILLAGE OF WOODRIDGE R-1 DISTRICT ZONING CLASSIFICATION TO VILLAGE OF WOODRIDGE B-1 DISTRICT ZONING CLASSIFICATION, SPECIAL USE PERMIT FOR PUBLIC OR PRIVATE FACILITIES SUCH AS LIBRARIES, HOSPITALS, INSTITUTIONS, GOVERNMENT BUILDINGS AND OTHER SIMILAR USES, AND SITE PLAN REVIEW – ATHLETIC RECREATION CENTER – NORTHEAST CORNER OF JANES AVENUE AND 83<sup>RD</sup> STREET – WOODRIDGE PARK DISTRICT**

**A. Public Hearing**

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 exhibit "A". He then

asked for staff to make a presentation.

Michael Mays for the Village of Woodridge was sworn in. He said his recommendation for the Plan Commission as it relates to this public hearing, is that they give the audience the opportunity to speak in regards to this issue. Then he would recommend closing the public hearing for this evening. They would have the presentation from staff and the applicant for Plan Commission's consideration on October 20, 2014.

Chairman Zawacki explained to the audience that there are only four Commissioners present this evening. One of the Commissioners present is feeling ill and is only present tonight for a short time. He then asked if there was anyone in the audience that would like to speak in regards to this issue.

None responded.

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

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

*Ayes: Balogh, Page, Mast, Zawacki*

*Nays: None*

*Motion passed*

**V. CONSIDERATION OF AN AMENDED FINAL PLAT OF SUBDIVISION – FARMINGDALE VILLAGE UNIT 26 – HERITAGE PARKWAY, APPROXIMATELY 1,200 FEET WEST OF LEMONT ROAD – GALLAGHER & HENRY**

**A. Staff Presentation**

Mrs. Horn stated the subject property consists of about 47 acres and is located at the northeast corner of Heritage Parkway and Lemont Road. In 2005 the Village granted Preliminary Plat of Subdivision for the subject property. Then in 2008, the Village entered into an annexation agreement with the property owner, Gallagher & Henry, and granted Final Plat of Subdivision allowing for a 108 lot single-family subdivision. Due to the market conditions at that time they did decide to put the project on hold.

Mrs. Horn said the developers are now looking to move forward with the project. However, they are proposing some minor modifications to the Final Plat of Subdivision which triggers the review of the project by the Plan Commission and Village Board. The proposed modifications included the elimination of Lot 75 so that Lot 111 can be enlarged to accommodate a larger detention area. This is required by the updated DuPage Countywide Stormwater Floodplain Ordinance. Another modification is to realign Lots 1, 2, 101, 102, and 103. The changes are very minor lot line changes to slightly modify the side yards of each of those five yards. The final modification is that the developer is proposing to phase the construction so that they can construct the

development in up to four phases. She stated this would conclude staff's report and the developers are present this evening to answer any questions.

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

Commissioner Page asked how many phases was the original approved project.

Mrs. Horn stated just one.

Commissioner Page asked why they are going to four.

Mrs. Horn said they choose to phase the development so they don't have to mass grade and put utilities in for the whole site.

Chairman Zawacki stated in staff's report it was suggested that they are going forward now because market conditions are such and they have more confidence in the market. However, you are only talking about 100 units and they only want to do 25% at a time. He said he feels they don't have much confidence in market conditions.

## **B. Applicant Presentation**

Terry Woolums for Gallagher & Henry, said the market has improved somewhat but it is still not strong by any means. They have had some new home sales in Woodridge last year and this year. He stated they are starting small and if sales materialize then they will go right into the second phase.

Chairman Zawacki asked will they be phasing it from front to back or back to front.

Mr. Woolums stated it will be from south to north.

Chairman Zawacki asked if they are starting at the front and then the stuff behind it will be developed later.

Mr. Woolums said that is correct.

Chairman Zawacki stated the improvements will only be for 25% of the property.

Mr. Woolums said initially it would.

Mrs. Horn stated Attachment 4 shows how the property would be phased.

Mr. Mays said with the phasing they are only working on that portion of the property versus the entire property. Phasing has been considered for other projects in the community whether it has been residential or commercial. Several of the business parks have been phased out so they are only building a portion at a time. If market conditions are doing great then the phasing time table will move up.

Chairman Zawacki stated the problem is will the roads that they put in for Phase 1 be sufficient to handle the construction project for Phase 2, 3, and 4. He asked will the roads be built to the required standards and nothing short of that.

Mr. Woolums said yes they would and so would utilities.

Mr. Mays stated the only thing that would not be put down during Phase 1 while Phase 2 is being constructed is the final surface course. That is done at a later point and will have to be built to Village's standards.

Chairman Zawacki asked if the sub-base, as they go along, will be the sub-base that is required.

Mr. Mays stated yes it will.

Chairman Zawacki said whatever they throw down on top of the sub-base will have to be replaced or repaired as they go along.

Mr. Mays stated the final surface course is done later on after the construction traffic is not on the roads. The base is designed to handle the construction equipment. He said throughout the process the Village will be inspecting to make sure it is kept at Village's standards.

Commissioner Balogh asked what is currently on the property.

Mrs. Horn said there is agriculture on the land as well as brush, trees and wetlands.

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

### **C. Public Comments**

Chairman Zawacki asked if there was anyone in the audience that wanted to come up and speak in regards to this consideration.

Hugh Coonrod, 1164 Gloucester Road, Woodridge stated his property is adjacent to Lot 72. He said initially it looks like construction access will be from Frontage Road. The phases look like they go clockwise with Phase 2 being the northwest quadrant, Phase 3 the northeast quadrant and last Phase 4 as the southeast quadrant. He asked where the construction access will be for Phases 2 and 3.

Mr. Woolums said it will be off of Frontage Road.

Mr. Coonrod stated there was also an exhibit that Mrs. Horn was able to provide for him that illustrated the trees on his property line. Between now and when the grading takes

place there will be a survey done to confirm the drip lines for those trees so they will not be disturbed. He asked if Mr. Woolums was familiar with that exhibit.

Mr. Woolums answered he was.

Mr. Coonrod asked if they will be abiding by those drip lines and setbacks.

Mr. Woolums answered yes.

Mr. Coonrod asked if they were grading in phases.

Mr. Woolums stated they will be grading in phases.

Mrs. Horn said what Mr. Coonrod was referring to was a condition to the 2008 Final Plat of Subdivision approval. It required Gallagher & Henry to provide an exhibit showing the drip line of the trees that are adjacent to Lot 72. This was prepared at the time so the grading would remain outside of the drip line. She stated this will be updated with the new project.

Chairman Zawacki asked if there were any further questions from the audience. None responded. He then asked if there were any questions from the Plan Commissioners. None responded.

Chairman Zawacki said there is one entrance coming in/out of the property at the northwest quadrant. He asked where that stub leads to. Normally a project of this size, they would require two entrances and exits for safety reasons.

Mrs. Horn stated those stubs connect to the existing roads or adjacent subdivisions.

Commissioner Page asked if the only construction entrance/exit will be off of Frontage Road.

Mrs. Horn said yes.

Mr. Mays stated when the subdivision is complete it will have three points of access, but there will be only one point for construction access. They are Hillcrest, Heritage Parkway and Gloucester.

Chairman Zawacki asked if there were any further questions. None responded. He asked if there were any comments or questions from the audience. None responded. He then asked for staff's recommendation.

#### **D. Staff Recommendation**

Mrs. Horn stated staff recommends the Plan Commission recommend to the Mayor and Board of Trustees approval of amended Final Plat of Subdivision for Farmingdale

Village Unit 26 subject to the plans and conditions as noted on pages 1 and 2 of staff's report.

Chairman Zawacki then called for a motion for recommendation.

**E. Plan Commission Recommendation**

Commissioner Balogh made a motion, seconded by Commissioner Page to recommend to the Mayor and Board of Trustees approval of amended Final Plat of Subdivision for Farmingdale Village Unit 26 subject to plans A through D, and subject to the conditions A through B, as listed on pages one and two of staff's report dated October 6, 2014. A roll call vote was taken:

*Ayes: Balogh, Page, Mast, Zawacki*

*Nays: None*

*Motion passed*

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

None

**VII. DISCUSSION ITEMS**

Mrs. Horn said there will be an October 20<sup>th</sup> meeting which will have the Athletic Recreation Center consideration. The training that was going to be discussed that night will be moved to a later meeting.

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

None

**IX. AJOURNMENT**

Chairman Zawacki called for a motion to adjourn the meeting.

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

*Ayes: Page, Mast, Balogh, Zawacki*

*Nays: None*

*Motion passed*

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Donn Zawacki, Chairman

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Peggy Halper, Recording Secretary