

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of October 20, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, October 20, 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, Gaspar, Hendricks, Mast, Page, Przepiorka, Zawacki

Absent: None

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

**III. CONSIDERATION CONTINUED FROM OCTOBER 6, 2014 –  
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. Staff Presentation**

Mrs. Horn, Senior Planner, showed on the overhead the subject property. The property is about 10 acres and located east of Janes Avenue and north of 83<sup>rd</sup> Street. The property includes the Janes Avenue soccer fields, which is approximately 6 acres, as well as the former Janes Plaza Shopping Center, which is approximately 4 acres.

In 2012 the Village amended its Janes Avenue Tax Increment Financing Plan (TIF) to allow TIF dollars to be used for the purchase of the Janes Plaza Shopping Center and to contribute toward the development of the Athletic Recreation Center (ARC) to be built and financed by the Park District. The Village also approved in 2012 an amendment to the Comprehensive Plan to allow the Janes Plaza parcel to be developed for the ARC. The Village acquired title to the Janes Plaza parcel earlier this year and last month the two buildings on the Janes Plaza parcel were demolished. Staff continues to prepare the site for transfer to the Woodridge Park District for the development of the ARC.

Mrs. Horn said at this time the Woodridge Park District is seeking approvals to construct the ARC on this property. As proposed the ARC is 76,291 square feet with the potential for a 7,100 square foot gymnasium expansion in the future. Included in the proposed facility are a multi-court multi-use gym, indoor turf athletic field, group fitness rooms, child watch room, indoor walking/jogging track, and multi-purpose rooms.

The specific requests to be considered tonight include, (1)Final Plat of Subdivision approvals to consolidate the three lots that comprise the Janes Plaza Parcel and the soccer fields into once parcel, (2)Rezoning of the soccer fields parcel from the current R-1 Residential Zoning District to the B-1 Neighborhood Commercial Zoning District. The Park District has no plans to modify the soccer fields, but in order to consolidate the lots into one parcel, the zoning must be consistent, (3)Special Use Permit to allow public or private facilities such as libraries, hospitals, institutions, government buildings and other similar uses on the newly consolidated parcel, and (4)Site Plan Review approval to allow the construction of the ARC and associated parking lot to serve both the ARC and the soccer fields.

Mrs. Horn stated the proposed facility is situated on the site so that it is sensitive to the Piers II Condominiums to the east. The building is setback 60 feet for the majority of the eastern property line. This exceeds the required 20 foot building setback. Parking is proposed to the west and north of the building so to limit automobile and pedestrian activity at the east end of the site. Access to the site will be exclusively from two new curb cuts along Janes Avenue. The facility will be supported by a 302 space parking lot that will serve patrons of the ARC, employees, as well as users of the soccer field. The parking proposed exceeds Village requirements for the full build-out of the ARC, including the potential future gym expansion and the existing soccer fields.

Mrs. Horn said the Park District was required to submit a traffic study demonstrating the anticipated impact of the proposed development of the property. With the elimination of the previous shopping center use and the addition of the ARC, the study concludes that the Janes Avenue and 83<sup>rd</sup> Street intersection will continue to operate at the same level of service during the weekday and Saturday peak periods. The volume of traffic generated by the ARC can be adequately accommodated on the adjacent roadway system in the area. As far as stormwater management, the development includes a total of 99,700 square feet of pervious paver parking lot which addresses the site detention requirements. The proposed plan is in full compliance with the DuPage County Stormwater Ordinance.

Mrs. Horn stated in regards to relief the Park District is seeking several variations/deviations from the code. All are listed in detail in staff's report, but she wanted to talk about a few in more detail. The majority of the relief that is being sought is related to landscaping. The first is relief to install landscaping on an end parking lot island. She showed on the overhead where it was located. The Park District feels adding landscaping in this area would impede the regular flow in the plaza

area by the front entrance. The second is from the parking lot landscape setback at the west end of the parking lot. She showed on the overhead the location. The Park District is proposing a 14.5 foot setback, while the code requires 25 foot setback from Janes Avenue. Currently there is less than a four foot setback so what is being proposed is an improvement to the existing condition. Relief from the setback on the west also provides for additional setback opportunity on the east end where the property is adjacent to residential uses. Lastly, they are seeking relief from the perimeter landscaping. This relief is requested around the soccer fields so it will keep the fields in their existing condition. Adding landscaping around the fields would limit the functionality of the fields. As it relates to the west and south side of the ARC, the Park District is requesting relief so there is not overcrowding of landscaping and to preserve the view from the street. Perimeter landscaping along the east end, adjacent to the Piers II Condominiums, exceeds what is required by the code.

Mrs. Horn said another relief being sought is for site lighting. The request is for LED lighting instead of the high pressure sodium which is required by the code. As noted in staff's report, LED technology continues to improve so that LED lighting does not emit the bright white color that they used to. They are more in the warmer range. The LED lights being proposed are between 3,500 and 4,000 Kelvin, which is in the warmer yellow section closer to the high pressure sodium lights. With either type of bulb the code requires that all exterior lighting be fully shielded so to address lighting glare and trespass issues. She stated this concludes staff's report. The Park District staff is here to provide a presentation as well.

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

Commissioner Balogh said they have had other talks regarding LED lighting. She asked is this similar to what they have talked about.

Mrs. Horn stated LED lighting in the past would give a bright rich blue light. There have been advances over the years and now they have the technology to offer the lighting in a warmer color range which is closer to that of high pressure sodium. Mrs. Horn showed on a chart the different ranges.

Commissioner Page asked if there is a cost difference for the different lighting.

Mrs. Horn said from what she understands there is a cost savings for operation of the LED lights, but as far as the initial cost she is not sure.

Commissioner Przepiorka asked in regards to the setback relief will there be any landscaping in that area.

Mrs. Horn stated there are street trees outside of that and some of the parking landscaping will be located in that area. The area is setback for the parking lot so the area will be green space.

Commissioner Przepiorka asked if there is anything between the sidewalk and the parking lot.

Mrs. Horn said there is existing landscaping and street trees in the parkway which is outside of the property. There won't be a dense perimeter landscape.

Mr. Mays, Director of Community Development, said the Village several years ago made a significant investment in landscaping within the parkway along Janes Avenue and 83<sup>rd</sup> Street. Part of the reason staff is supportive of the request is the general concern with the already existing landscaping and what is typically required for landscaping the liability it would impose by overcrowding. They did want to maintain some openness between the streetscapes and the ARC.

Chairman Zawacki asked isn't it true if a house burnt down they would have to come back at 100%.

Mr. Mays said yes.

Chairman Zawacki stated this is a demolition where 100% of the buildings are gone, so how does it differ.

Mr. Mays said the reason for staff's support is the overall design and layout of the development. They do not want to have significant vegetation that would obscure sight lines. By already having the vegetation in the parkway and to add what is required would be excessive. Staff would not be supportive of this relief if the Village hadn't already invested in the parkway landscaping. It is not because of the redevelopment. The primary reasons for relief are for design and sight line invisibility.

Chairman Zawacki stated he does not see the sight line as being that big of an issue. He asked how many feet are there between the sidewalk and their parking lot.

Mr. Mays said that is being the reduction sought. The normal amount required is 25 feet and they are seeking a reduction to 14.5 feet.

Chairman Zawacki asked what they are planning on planting there.

Mrs. Horn stated grass.

Chairman Zawacki said what staff is suggesting is there is no need because of the landscaping between the street and sidewalk.

Mr. Mays said that is correct.

Mrs. Horn stated there are two different reliefs being sought - one being the perimeter landscaping and the other being the setback.

Commissioner Przepiorka asked if that setback area would be flat.

Mrs. Horn said it would primarily be flat. Some of the parking lot landscaping will be within that area. What she was trying to show on the overhead is the location of the setback. There will be some landscaping in that area, but it will not fully comply with required perimeter landscape points that are required in that area.

Commissioner Page asked what is the reasoning for not doing the required 25 feet.

Mrs. Horn stated they were able to provide additional setback on the east end so they can be more sensitive to the residents. It was more a matter of site design.

Commissioner Mast asked if there is a bike path access that is planned to be directed to this location.

Mr. Mays said the bike path is on the south side of 83<sup>rd</sup> Street.

Michael Adams, Executive Director for the Park District, stated it is set for sidewalk access.

Commissioner Mast asked where is it located.

Mr. Adams showed on the overhead where it is located and said it would be a shared sidewalk. He also showed pathways for walking access and bike racks.

Chairman Zawacki stated as it was mentioned earlier this year, Fox Wood Estates could try the LED lighting, so the Commission can see in actuality what it would look like. A graph is not going to show them what it would look like. Fox Wood Estates has not been tested yet, so why would it be granted to the Park District. He appreciates their desire to have that kind of lighting and understands that it is cheaper. However, for people who want to look up at the sky at night it is not the most attractive light. There has never been the opportunity to see it even though they have asked for it. He asked where is the test.

Mrs. Horn said they are seeking that relief so the Commission can provide their recommendation. It is a little bit different because Fox Wood Estates is street lights versus private lighting in a parking lot.

Chairman Zawacki asked when would Fox Wood Estates have their lighting.

Mrs. Horn stated not till next year.

Chairman Zawacki asked when is the Park District expecting to break ground and finish.

Mr. Mays recommended having the Park District do their presentation.

## **B. Applicant Presentation**

Mr. Adams said they are very excited to present their project for their review. This facility has been being assessed since the mid 90's to accommodate all their indoor needs and requirements for programming in the Village. Beginning back in January of 2012 is when they actually took a more extensive review in regards to the actual development of the facility. They looked at feasibility, size, cost and where they could locate it. Once it was determined that it was a feasible project the Village had reached out to the District to ask if they would be open to the area that they are asking for zoning approval for tonight. There was additional study done to determine that it was an appropriate site. It had the probability to achieve multiple strategic goals and objectives from both agencies. These objectives were identified in many of their publications throughout their assessment process and trying to educate the public. They also did an extensive amount of public feedback with this facility to make sure that the public was fully informed in regards to this development. They had also reached out to the Piers Condo Association and their residents to make sure they are aware of the project and address their feedback. The Park District has achieved many of their concerns and addressed that with them. Many of the residents are extremely satisfied with what they have proposed.

Mr. Adams stated they have been seeking alternate funding for this project through alternate means. They had recently received 2.5 million dollars from the State of Illinois through what is called a Park and Recreation Facility Construction Grant. They are also applying for another \$800,000.00 in variable State and County Grants related to EPA energy enhancement grants as well as environmental grants for the permeable paver project.

Mr. Adams said in regards to the overall timing of the project they are looking to bid the project out in early to late winter. They hope to break ground as soon as the weather breaks in the spring. It will take approximately 18 months to get through construction. They hope to open the facility in the fall of 2016. He stated there are a number of the planning consultants present tonight to answer any questions that the Commission might have. He then pointed out some of the Park District Board members that were present in the audience and also introduced the team of consultants. He then turned the presentation over to Frank Parisi.

Frank Parisi, Williams Architects, stated most of the objective for the Park District was to have a very durable and easily maintained facility. Their goal was to really benefit the community of Woodridge by having minimal impacting costs from the building so the money can actually go to the programs. He said Mrs. Horn had already touched on the site perimeters for the project. The Park District project is actually on the 4 acre site and it is adjacent to the soccer fields.

Mr. Parisi said the flow into the site should happen from the north or the south. There is a drop-off area right in front of the building. A service entrance is located in the back

and most of the parking is on the north and west side of the site. The site actually has 302 parking spaces which were taken into consideration from KLOA, Transportation and Parking Consultants. The site is developed to include the future addition of an activity gym. They are proposing to use permeable pavers on the site which will help with the infiltration into the storm system. It slows the infiltration down and also purifies it. The entire parking lot will have permeable pavers all the way around. From an accessibility perspective all the accessible stalls to the site are right up against the building so there is no cross of traffic through the parking lot.

Mr. Parisi stated their objective is to have a multi-generation facility to expand the program that the Park District already offers. For major program space there is an indoor field turf space that would accommodate indoor soccer, baseball training, softball, and lacrosse. There are two middle school size basketball courts, along with a high school regulation court. That gymnasium can also be used for volleyball or badminton and has spectator seating on either side of it. There is a centralized control point which is the first thing patrons see when they walk in. There are locker rooms, washrooms and family washrooms, along with several multi-purpose rooms. If you go upstairs to the second floor there is mostly fitness or group exercise activities. There is a suspended running track around the field turf and basketball courts that looks down below. Also, locker rooms, exercise equipment, washrooms, and a group exercise room.

Mr. Parisi said as far as the elevations, most of the activities at the ARC are fun so the architectural wants to be reflective of that but also sensitive to the neighbors. The design takes on a connection to the outside and tries to balance natural durable materials. They tried to use a lot of glass and solid mass to balance what is going on inside the building. He then showed on the overhead the elevations. Along the side of the soccer fields, north elevation, they are proposing to use a precast structure for the field houses (which is the field turf space) and then glass and brick in the actual fitness spaces. To bring the building a little bit of scale to it, they bring the masses down to more of a pedestrian level. There are entrance canopies as you approach the building and along the west elevation that faces Janes Avenue there are metal panels as well as a standing roof along with glass. The intent is to celebrate what is going on there during the day as well as nighttime. Almost every single program space has a connection to the outside in some form or another. From a sustainability perspective it is important to get natural daylight into the spaces and have that connection to the outside. The Park District is trying to continue that recreation corridor which starts across 83<sup>rd</sup> Street. The elevation that faces south they try to do a lot of sunscreens on the glass so to reduce some of the heat gain in the gymnasium and to give the elevation some articulation as well. The elevation that faces the Piers II property the building is sunk into the ground so the condominiums are a lot higher. All the windows on that side are up high so nobody can see in either way. He then showed pictures of the front entrance way and the corner of 83<sup>rd</sup> and Janes which is the entryway into Woodridge. He then introduced Jenny Knitter.

Chairman Zawacki asked if there was any concern from the Fire District in regards to only having entrance ways from the west side of the property.

Mr. Mays stated that the Fire District did review the project and are supportive of the plans that are proposed.

Jenny Knitter, Superintendent Planning and Development for the Park District, said their main goal for landscaping was to design a diverse and comprehensive design. It should enhance the overall property, provides scale to the building and maintains views for surveillance and security purposes. Priority was put along the east property line to provide a nice buffer for those that live in the Piers Condominium. They added additional landscaping where the dumpster and the transformer will be to minimize the visual impact in that area. The foundation landscape planting is surrounding the building which includes shade trees, ornamental trees, shrubs, grasses and ground cover. The parking lot islands consist of shade trees including low maintenance shrubs. Landscape material was also placed around the digital marquee which will be evergreen trees, ornamental trees, shrubs, and ornamental grass that will accent the masonry.

Ms. Knitter stated Phase I landscaping was addressed in the southwest corner of the building. She showed on the overhead a picture of the area. It will include sidewalks that provide access to the doorways, the synthetic play surface with a focus on an outdoor fitness play area, and also a screening of plant material as well as ornamental fencing. This will provide a type of screening from the playground area into the parking lot.

Ms. Knitter said the variance that they are focusing on from a landscaping perspective only were along the south and west perimeters. The reasoning was for visibility and surveillance from the street to the building. If you look at the parking and landscaping you will see that you get good visibility into the site with the trees still there. There is extensive landscaping already along Janes and 83<sup>rd</sup> so they did not want to repeat material and provide too much of a visual barrier there. With the existing parkway trees and plantings combined with the parking lot landscaping they felt the landscape does enhance the overall property, provides scale to the building and good surveillance. In regards to the variance for landscaping around the soccer fields, they wanted to leave the fields as is so they can function as soccer fields. The reason for the 10 foot parking lot setback variance was so they can set the building back from the residents to the east. Also so they could provide adequate parking and a good flow of traffic on the site. The last variance was the elimination of the one parking island. The concern was if they put that island there people would use it as a cut through and the landscape material would suffer. She stated that completes the summary of their project.

Chairman Zawacki asked if there were any questions.

Commissioner Mast stated she would like to follow up again in regards to bicycle paths. Anytime they are looking at a new development the best practice is to not have

shared space with pedestrians. She feels this is worth exploring a little more and is not sure if it is in the budget.

Mr. Adams said the important point is that they have a regional pathway connect to the site. It is a destination facility, so once you get to the destination you would share the sidewalk with pedestrians. They felt there was not a need to have a separate bikeway to the entrance of the facility but there is an 8 foot wide common use sidewalk which is plenty wide enough for bicyclist to get to the parking area. There are several access points that could accommodate this.

Commissioner Mast stated it does include an outside playground so there might be a lot pedestrian traffic as well. If there is a design way to consider a dedicated bike path, even if just for a few blocks, it then it might be worth exploring.

Mr. Adams said they are always open to ideas. He asked if she knew where this should be located on this site.

Commissioner Mast stated she is not a design person, but is just pointing it out that it is not ideal to have shared spaces especially if there is a playground there.

Mr. Adams said the playground there is mostly for the users of the facility. It is not like a typical neighborhood playground. It will be utilized for before or after school programs and is more secluded then a neighborhood playground.

Mr. Mays stated if they were to contemplate a bike path on the north side of 83<sup>rd</sup> Street, the question would be how would the residents access that bike path from the south side. Usually the safest location for that is at a controlled intersection. In this case what is ideal is the bike path already exists on the south side of 83<sup>rd</sup> and they have the intersection there to safely cross to the north to access the ARC or on the south for Cypress Cove.

Commissioner Gaspar said his concern is with the landscaping relief with soccer fields. The soccer fields' end right there where the parking lot is. The soccer balls fly across there all the time and there are cars there. If there is shrubbery along there like there is along Janes it would make sense.

Mr. Adams stated they could take a closer look at that. What they didn't want was to put shade trees there that would encroach into field space. They can always take a look at some type of vertical shrubbery. At some facilities they have put up netting to help keep balls out of vehicular areas.

Commissioner Gaspar asked what is the distance between the viewing area and the back wall where the locker rooms are on the indoor turf soccer fields.

Mr. Adams said the viewing area will be on the inside on the field side.

Chairman Zawacki asked what a turf field means.

Mr. Adams said it is an artificial turf which is a plastic grass blade that is filled with a percentage of fill to make it feel like a real field.

Chairman Zawacki asked if there were anymore questions.

### **C. Public Comments**

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

Mrs. Horn stated she did provide a copy of a letter from a resident that was concerned about the rezoning of the soccer fields. Also included was the response from the Park District outlining their intent to keep the fields as soccer fields and the rezoning is just for consistency purposes. The resident's concern was that once it was rezoned it could then be developed with commercial type uses. The response also outlines the steps that the Park District would have to go through to sell the property for any commercial uses which would require a referendum.

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

Commissioner Przepiorka asked if staff could refresh the Commission about the requirements for LED signs.

Mrs. Horn said it would be permitted up to 50% of the sign.

Commissioner Przepiorka asked if it was permitted.

Mrs. Horn stated it was part of the zoning text amendments that were approved last year.

Commissioner Przepiorka asked if staff could reiterate what was said in regards to traffic impact to the area.

Mrs. Horn said the conclusion of the traffic report was that with the elimination of the use that was there before and the addition of the ARC that the Janes and 83<sup>rd</sup> Street intersection will continue to operate at the same level of service that it does now at the peak periods. It was identified that the peak periods are during the weekday between 6 and 7 p.m. and the weekends between 11 a.m. and noon. The existing traffic system can adequately accommodate the new use.

Commissioner Przepiorka asked does that mean there would not be any additional traffic then there already is currently or there will be additional traffic but the system can handle it.

Eric Russell, KLOA, stated there would be additional traffic than the previous use on the property. When they did their study the use was about 40% occupied. There would be a little more traffic at the peak times but not enough traffic that it would contribute to reduce the level of service in that intersection. The peak times at the ARC are going to be the tail end of the rush hour when people are getting off of work and going to the ARC. During the week there would not be a lot of traffic in the morning. On the weekends there will be more traffic at the ARC but there is not a peak time for the traffic system.

Commissioner Przepiorka asked if they are anticipating having activities such as sports leagues where there is heavy use during the evening hours.

Mr. Adams said that is correct.

Commissioner Przepiorka stated he feels that this will increase the traffic in that area, especially when you can have several hundred people coming to these games. There are 300 parking spaces, which seems to be a lot more than what the shopping plaza would have had.

Mr. Russell said the location of ARC is at the south east end of the boundary area. The majority of the traffic will come from the north on Janes Avenue and some from the west on 83<sup>rd</sup> Street. More than half of the traffic will not go through that intersection there.

Commissioner Przepiorka stated if it is coming from the north than that southbound lane is going to get backed up with people making left hand turns into the parking lot.

Mr. Russell said right now there is a center median in the road way that is striped in a way that it is a two way left turn. The Park District has proposed to remark that so there is a dedicated left turn lane into the property. The north bound traffic will have a dedicated turn lane into the 83<sup>rd</sup> Street retail center. It will be a safer condition for traffic turning into the ARC. There will be two access points to turn into the ARC when heading south.

Commission Przepiorka asked where did those entrances oppose each other.

Mr. Russell stated the south driveway to the ARC will be aligned with the entrance to the 83<sup>rd</sup> Street retail center. The north driveway to the ARC which is about 120 feet north of the other driveway, will not be opposed by anything on the opposite side of the street. The majority of the traffic will enter through the south driveway. The new south driveway is about 150 feet north of where the existing south driveway is located providing more space for stacking along Janes Avenue heading southbound.

Mrs. Horn said the southernmost entrance is about 450 feet from the intersection.

Commissioner Przepiorka asked if people accessing the soccer fields would use the same access.

Mr. Russell said the accesses would serve both uses and the parking lot has been sized to accommodate both uses.

Mr. Adams stated the types of visits that they plan on seeing are not similar to Cypress Cove where you have an opening time and there are masses of people coming at one time. There will be different times for activities going on at the site, so there is not a big influx of cars at one time. They have visited other facilities to see what their experience has been and their design standards and they feel very comfortable. With the outdoor soccer fields, they are usually in session when the program ability for the indoor starts to go down based on the seasons. That is why they have the ability to have those fields without overcrowding the parking area. If they did have a big event there for whatever reason and there was a concern about overflowing the parking lot, they do have the ability to use Cypress Cove's parking lot.

Mr. Mays said traffic along Janes Avenue is something staff looked at closely. Over the years they have heard from residents with concerns about traffic congestion along Janes Avenue. Part of the staff review process is to have the traffic study evaluated by the Village's consulting engineer and their traffic consultant. They had evaluated this and they are supportive of the proposal as well. Another consideration with this reconfiguration, without any access on 83<sup>rd</sup> it has improved any situation that may have been raised by residents at the Piers Condominium.

Chairman Zawacki asked if there was one curb cut on 83<sup>rd</sup> would it have affected the Condos that much.

Mr. Mays stated one of the things Piers residents had commented on is that the traffic backs up past where the existing curb cut is for the former shopping center and across their main access for the Piers. Any point where you could eliminate points of congestion or traffic conflicting can improve that situation.

Chairman Zawacki asked if staff went out to verify their concern regarding the traffic. He said he travels through there every day and does not know what they are talking about. He asked is it really a problem or a perceived problem. He stated in terms of the LED lights, giving the time frame that they had suggested, they will not need the lights in the parking area right away. The same poles can be used for either types of lights, which was discussed for Fox Wood Estates, is that correct?

Mrs. Horn said this is correct, with the public street lights that were approved for Fox Wood Estates, the bulbs can be changed out.

Chairman Zawacki stated can't they hold off on the lights until Fox Wood Estates get their lights in and they can see what it would look like.

Mr. Adams said they could but they don't know at what point during construction they would be putting up the poles. LED lights are the wave of the future and there have been significant improvements with the issues that they have discussed. There are plenty of installations now that they can view within close proximity of Woodridge. Downers Grove North High School, Downers Grove South High School, and McCollum Park in Downers Grove are just a few of the areas that have installed them. Hopefully seeing these might resolve some of the concerns that they are different from when they first came out. He stated he is not sure if parking lot lighting is the same as street lighting where you can just change a bulb. The Park District is applying for energy incentive grants which will help with the cost of putting in LED lighting. They are applying as a package with all the other energy incentives with initiatives and design of the facility. They could miss out on those grant opportunities. There is also a significant reduction in operational costs of 50% savings by using these lights. They do not want to put the capital expense into something now with the potential that they are on a conditional basis and would have to come back if the Commission or Village Board did not like the LED lights. He said they feel the time is right and future is going toward this. If the Commission needs more time then they can do that by letting them see other facilities in the area that have this type of lighting.

Chairman Zawacki stated with Fox Wood Estates they had already done that. He said there is a large percentage of society that does not like those lights. He does not care if they are cheaper for them and he feels they are light pollution.

Mr. Adams said he would like to contest that observation because the technology is advanced where those concerns are mitigated. The actual technology of LED lights now have the ability to have better cut off and can eliminate glare and spill off. They are working with a corporation or organization called the Smart Energy Design Assistance Center. They apply for the energy incentives grant dollars through DECO and they refer all those energy initiatives, CDAC, through the University of Illinois. They do all the research on the investments that they are putting through DECO to make sure they are proper investments. LED lights is one of those and they did analysis on the LED lights at their facility, provided one of the ultimate benefits and addressed some of the concerns that were presented in municipalities throughout the country. He stated he has this information and can present it as part of the record for their review. They are open to holding off if needed but he urges the Commission to take a hard look because he feels this would be a benefit to the overall community.

Chairman Zawacki stated their basic argument is simply dollars. Sodium vapor run in the 2,000 to 3,000 range. The lights they are suggesting are 3,500 to 4,000. If you put up the picture the lights they are suggesting are not yellow they are white.

Commissioner Hendricks asked if they were naming facilities that are currently using the exact type.

Mr. Adams said he is not sure if they are the exact type but he believes they are the most recent technology for LED parking lights. He stated he could get that information from those agencies.

Commissioner Hendricks asked if he could. He stated the reason why they are so hesitant with LED lights is because in the past they have had to deal with light pollution. It is easy to say right now that it is cost savings but at the end of the day the residents could feel that it is light pollution. He just wants to make sure it is the right decision.

Mr. Adams stated they did reach out to these other agencies to see if they had any feedback once they were installed. He had reached out to Downers Grove Park District and Carol Stream, who had put a facility very similar to what they are proposing, and they have received none to date. He plans on reaching out to the school districts because they have more residential in close proximity to see if they have had any complaints.

Mrs. Horn said as she has noted in her presentation, regardless of the type of bulb whether it is LED or high pressure sodium, the shielding requirements would still be required. The fixture would have to be fully shielded so that the light emitting portion of the fixture cannot go beyond the bottom portion of the screening so that the light cannot emit out horizontally or up. Light trespass issues can still be addressed with LED lighting. That is the intent of the code and the shielding requirements in the code. She stated what they are talking about is just the preference of the color of the light. The LED lighting has a whiter color than high pressure sodium, but the shielding requirements would significantly reduce that glare and potential spillover.

Mr. Adams stated one other thing that they are always concerned about is visibility into the site for security reasons. A LED light has a much higher acuity light level to be able to see true color into the sight. They will have security cameras at the facility and you can see a better quality image if they had to revert to those and also for police surveillance passing the sight.

Commissioner Przepiorka said the lights that they are proposing are 3,500 to 4,000, but the lights that he has in his house are 2,700. He asked why they are not able to get lights at that range.

Mr. Parisi stated they did look at that as part of the study. What happens with the layout is that it requires more fixtures to get the even light distribution. The efficiency of the much warmer LED's is not as efficient as the range between 3,500 to 4,000. As a cost perspective you have to put double the amount of poles and heads and it would increase operational cost for the Park District. If they were to view the Carol Stream Park District which is quite similar, there are condominiums that are about 60 feet away from the property and there are zero light spills onto their property.

Chairman Zawacki said it is not so much the spill as it is the intensity of the light itself. Commissioner Balogh said that is what she is concerned about too.

Commissioner Gaspar stated he is at Downers Grove North five nights a week and he can't even tell that they are LED's. He suggested that his fellow Commissioners go out and see those lights.

Chairman Zawacki asked if there were any further questions. None responded. He then called for staff recommendation.

#### **E. Staff Recommendation**

Mrs. Horn said staff has prepared the draft Findings of Fact for a Special Use Permit included as Attachment 7 of staff's report. There are three motions that are needed tonight with Findings of Fact first, then the approval of the rezoning of the soccer fields, and lastly the approval of Final Plat of Subdivision, Special Use permit and Site Plan Review subject to the plans and conditions as listed in staff's report on pages 8 and 9.

Chairman Zawacki asked if there were any questions from the Plan Commission members. None responded. He then called for a motion for recommendation.

#### **F. Plan Commission Recommendation**

Commissioner Hendricks made a motion, seconded by Commissioner Przepiorka to adopt the Findings of Fact for a Special Use Permit, as contained in Attachment 7 of staff's report dated October 6, 2014. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Commissioner Balogh made a motion, seconded by Commissioner Mast to recommend to the Mayor and Board of Trustees approval of the rezoning of the Soccer Field Parcel from R-1 to the B-1 Zoning District. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Commissioner Page asked if part of the motion that they are about to make, deals with the landscaping.

Mrs. Horn said it would be for recommending approval of the Final Plat of Subdivision, Special Use permit for the ARC use as well as Site Plan Review. The relief that is being sought would be incorporated into this motion.

Commissioner Hendricks stated knowing that they want to observe the other facilities that have LED lighting, how can they handle this recommendation.

Commissioner Page asked if they could break them down.

Mrs. Horn said if there are certain pieces that they do not want to recommend then they can make that motion.

Mr. Mays suggested that one way to deal with the outstanding issues is to make a recommendation noting your concerns and before Village Board consideration, provide staff your feedback of the lighting after you've had an opportunity to go out and visit the sites, and staff can share your observations with the Village Board.

Discussion continued in regards to how to handle the motion and adding a bike path to the site.

Commissioner Mast said she thinks it is necessary to have another bike path to the facility and within the facility.

Commissioner Page said the majority of the traffic is coming from the north so shouldn't there be a bike path coming from the north.

Chairman Zawacki asked to get a bike path to the north where would that have to be continued to.

Mr. Mays said that there would be a challenge with that due to the limitations with the right-of-way available. It would require widening the existing sidewalk as an option and may require that we acquire additional right-of-way from adjacent property owners. It would require a significant investment in terms of time and dollars to accommodate a path from the north. As the Village continues to evaluate future bike path options, if opportunities present themselves that can improve accessibility along Janes Avenue that can be taken into consideration. This would be more of a long range plan and not something that can be accommodated in the short term.

Commissioner Mast said she agrees it should be incremental but wondered if the parking lot setback area can be a location for a bike path.

Chairman Zawacki said there is already access from the north along Woodridge Drive and a path on the south side of 83<sup>rd</sup> Street.

Commissioner Mast said her concern is the shared sidewalk once you get to the site.

Mr. Adams explained the existing regional system of bike ways and multi-use paths and the objective to get bikers to the facility. Typically once the user gets to the facility they will get off their bike and walk it to the racks.

Mr. Mays explained all the existing bike path access to the site and noted that it is integrated into the regional system.

Commissioner Gaspar asked how much it would be to extend the path from 83<sup>rd</sup> Street north 450 feet to the first curb cut.

Mr. Adams noted they would have to investigate.

Commissioner Przepiorka asked what the width is of typical multi-use paths and if the sidewalk could be widened.

Mr. Adams said 10 feet is the width of existing multi-use paths in the community and it could be explored for the ARC site.

Commissioner Page indicated that considering that Janes Avenue is home to elementary schools it seems to make sense that, with kids walking to school and people on bikes, over time there should be a multi-use path along Janes. Commissioner Mast indicated that it would be good to have for safety reasons.

Additional discussion occurred about how to address the recommendation.

Commissioner Page made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Board of Trustees approval of Final Plat of Subdivision, Special Use Permit for public or private facilities such as libraries, hospitals, government buildings or similar uses, and Site Plan Review for the subject property, subject to the previously approved Findings of Fact listed in Attachment 7, the plans in staff's report subject to the variations and deviations as listed on page 5 through 7, except for deviation number 2, and subject to the conditions listed in staff's report, with an additional condition that the bike paths get investigated for the site.

All listed in staff's report dated October 6, 2014. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

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

None

#### **V. DISCUSSION ITEMS**

Mrs. Horn asked for the Commissioners to provide their availability for meetings for the remainder of the year.

#### **VI. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

Mrs. Horn said the Village Board on October 16<sup>th</sup> did approve Farmingdale Village Unit 26 amended plat of subdivision, as well as amended Preliminary RPUD and Final RPUD plan of Lot 3 of the Boughton and Woodward Retail Center.

**VII. ADJOURNMENT**

Chairman Zawacki called for a motion to adjourn the meeting.

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

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

*Nays: None*

*Motion passed*

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Donn Zawacki, Chairman

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Peggy Halper, Secretary