

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of November 3, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, November 3, 2014 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Commissioner Hendricks called the meeting to order at 7:30 p.m. He stated he will be acting as pro tem Chairman for Chairman Zawacki and Commissioner Page will be acting as pro tem Secretary for Commission Mast.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Page, Hendricks

Absent: Mast, 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 OCTOBER 6, 2014 MEETING

Commissioner Gaspar made a motion, seconded by Commission Balogh to approve the minutes from the October 6, 2014 meeting with no changes. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendricks, Page

Nays: None

Motion passed

IV. CONSIDERATION OF A COMPREHENSIVE PLAN AMENDMENT AND SITE PLAN APPROVAL – 8110 LEMONT ROAD – BEACON HOME BUILDERS

A. Public Hearing

Commissioner Hendricks called the public hearing to order at 7:31 p.m.

Commissioner Hendricks 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.

Jason Zawila, Planner for the Village of Woodridge, was sworn in and stated he would like to make staff's report part of the public hearing record as exhibit "B". The 4.7 acre subject property is located on the west side of Lemont Road, north of 83rd Street.

Previously, there was a single-family home and garage on the east half of the subject property with an existing driveway, which was demolished in 2011. The subject property was annexed to the Village in 1991 along with several other properties encompassing approximately 30 acres. Mr. Zawila showed on the overhead where the property is located. Immediately after annexation, the subject property was zoned ORI and this zoning designation remains in place. The Comprehensive Plan recommends neighborhood serving commercial uses at the south end of the Lemont Road corridor with the northern portion designated for office/warehouse uses. It also recommends that the corridor be served by an internal roadway system.

Mr. Zawila said the applicant is seeking site plan approval in order to construct a 30,000 square foot, one-story multi-tenant office/warehouse facility. The proposed use complies with the Comprehensive Plan and the ORI Zoning District and is consistent with the existing office/warehouse north of the subject property. The applicant proposes to develop the back portion of the lot with berming and landscaping. The applicant is also requesting an amendment to the Comprehensive Plan, which will be further discussed shortly.

Mr. Zawila stated the proposed site plan will accommodate the parking and loading requirements of the Village Code. In addition, the Village Code requires that two truck loading areas be provided on site; this has been accommodated north of the proposed building. He showed on the overhead where the loading areas will be provided. In order to limit conflicts between customers and employees parking near the northern portion of the site, staff worked with the applicant to restrict traffic circulation to one way, which will provide sufficient access. Access to the property will be by way of a curb cut onto Lemont Road. It should be noted that DuPage County Department of Transportation has jurisdiction over the roadway. The Village's approval will be made subject to the condition that the County approves the proposed access point.

Mr. Zawila then showed on the overhead the proposed landscaping plan. The 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 residential properties located to the west of the property. In addition to incorporating landscaping required by the Village Code, the applicant will also meet the Best Management Practices (BMP) requirements in the DuPage County Storm Water Management Ordinance.

Mr. Zawila said the 1986 Comprehensive Plan designated the property in the corridor fronting Lemont Road as Office/Commercial and the portion fronting Dunham Road as Single Family Residential. The Comprehensive Plan was amended two more times, in 1995 and 2007, which reinforced office/commercial uses. In 2007, the Comprehensive Plan was also amended to recommend neighborhood serving commercial uses at the south end of the sub-area. Additionally, both plan amendments recommended some type of internal road for access. The applicant is requesting that the recommendation for the internal road be removed from the Comprehensive Plan.

Mr. Zawila stated this corridor has seen minimal development since the rezoning and annexation of the area in the 1990s. Lock Up Self Storage, located further north of the subject property, received approval this year and is currently under construction. Previous to this, 2001 was the last time a development was completed. Immediately north of the subject property an approximate 105,000 square foot office/warehouse building was constructed at 8102 Lemont Road. As part of the approvals for this project, the annexation agreement was amended, to allow development as a standalone project. The developer of the project also provided funding for a future roadway and dedication right-of-way for the proposed road. It should be noted that the project was subject to the annexation agreement approved at the time requiring the development of the 30-acre parcel as a unified whole. However, the annexation agreement has since expired and this is no longer required for the other properties located in the 30 acres. In speaking with the development community, one factor that is continually brought to the Village's attention for stalling development is the requirement of an access road. Other factors include site constraints such as the presence of wetlands in the northwest and southeast areas of the corridor. There has also been the unwillingness of property owners to sell or property owner's expectations of sales prices.

Mr. Zawila said in light of the applicant's request and development trends in the corridor, staff had Benes and Associates review the traffic impacts of full development with and without the internal access road. Although not specifically illustrated in the Comprehensive Plan the internal road has always been assumed to extend north from 83rd Street, opposite of Parkview Drive in Darien. It would continue to the north side of the 8102 Lemont Road property, then east to Lemont Road opposite the Woodmere Drive intersection. The recommended access road was intended to reduce points of conflict between traffic volumes on Lemont Road and vehicles turning from the corridor. Staff also had Benes and Associates review the traffic impact of removing the proposed internal road with individual lot access for each property in the corridor.

Mr. Zawila stated the analysis without the internal access road assumes two points of access north of 8102 Lemont Road and up to 6 points of access south of 8102 along Lemont Road, which includes the subject property. While the recommended access road in Option 1 was intended to reduce points of conflict between traffic volumes on Lemont Road and vehicles turning from the corridor, the analysis identifies two critical drawbacks for this concept. The first being a traffic light control is unlikely at the proposed internal road on Lemont Road. Lemont Road is under the jurisdiction of DuPage County. Upon full development of the corridor, it is unlikely that a traffic signal will be allowed on Lemont Road as the corridor will not meet traffic volume warranted by DuPage County. The access road was recommended based on a traffic light at Lemont Road. Without a traffic signal, there is the potential for long vehicle queues on the internal road during peak hours. This will essentially create an inefficient roadway network for the corridor. It is likely that a traffic signal will be allowed at the intersection of 83rd Street, which is under the jurisdiction of Darien, which uses different criteria. However, without a light at Lemont Road, this will have the unintended consequence of pushing more traffic along 83rd Street, which is largely single-family residential to the west. Furthermore, placement of the internal access road will most

likely lend itself to southbound cut-through traffic wishing to avoid the Lemont and 83rd intersection.

Mr. Zawila said while the amendment will remove the recommendation for an internal access road, the amendment does not remove the recommendation for redevelopment of properties to occur on a consolidated basis in an effort to limit curb cuts along Lemont Road. In the applicant's case, there is no interest at this time for consolidation to the south. As future properties develop there is the potential for cross access agreements and lot consolidation in the corridor. The Village recently had success with encouraging consolidation with the Lock Up development. As properties redevelop, Village staff will continue to encourage consolidation, where feasible and with the cooperation of property owners.

Mr. Zawila stated staff identified additional constraints related to topography and wetland presence that would further impact placement of a building or site improvements if the internal road was also placed. As one moves north of the subject property, the corridor generally slopes east to west. The stormwater detention for 8102 Lemont Road was placed in the western portion to allow the building and site improvements to be placed further east on the lot. This is contrary to the remainder of the corridor moving south. As noted in Attachment 9 provided in staff's report, the remainder of the Lemont Road corridor generally slopes northwest to southeast as one moves south of 8110 Lemont Road. It is expected the stormwater detention for properties south will be placed on the eastern portion of the property, similar to the applicant's proposal. This will better to deal with the placement of natural topography and necessary slopes that are required for stormwater infrastructure. A portion of the southeast corridor also has the presence of potential wetlands which further impacts the development of the eastern portion of the properties.

Mr. Zawila said in summary, the proposed use complies with the Comprehensive Plan, in terms of use and the ORI Zoning District. It is consistent with the existing office/warehouse north of the subject property. The purpose of the amendment is to remove the internal access road, which has been stated as one factor that has discouraged redevelopment in the corridor. This corridor has seen limited development since the first recommendation was made for office/warehouse development over 30 years ago. As stated earlier additional traffic drawbacks are identified with placing the internal access road, in addition to site constraints that can impact development in the future. Moving forward, the Comprehensive Plan will still continue to encourage consolidation, where feasible and with the cooperation of property owners.

Commissioner Hendricks asked if there were any questions from the Commissioners for staff.

Commissioner Page asked if this was put in the Comprehensive Plan because they had thought the entire land would be sold as one.

Mr. Zawila stated that was one potential scenario, but there would still be the same issues with having a traffic light placed if an internal access road was provided.

Commissioner Page asked why it was put in the Plan in the first place.

Mr. Zawila said it was considered at the time that portions would be consolidated to potentially allow that internal access road. Looking forward on how to develop property in this area, staff is trying to figure out ways to mitigate and encourage development. One of the items is the internal access road, which has been seen as a factor for limiting development in this corridor.

Commissioner Page asked why it is a limiting factor.

Mr. Zawila stated what they are hearing is there are topography constraints for the area with wetlands located in the northwest and southeastern portion of the property. If the internal access road is placed in the western portion, it limits where buildings can be located, especially with the consolidation of properties or if they are single lot developments.

Commissioner Gaspar asked if DuPage County voiced any concern about how much traffic can increase once this corridor has been fully developed.

Mr. Zawila said they have not. As each development comes through the Village's development process in this corridor they also have to go through DuPage County to obtain access approval.

Commissioner Page asked if the County could say no and not allow a curb cut there.

Mr. Zawila stated there is a curb cut already there, but what kind of traffic controls had to be placed or if they are going to require any restrictions regarding turning lanes would be evaluated. When Lock Up came through with their development they did not have County approval at that point. Before they could commence site work, they had to show approval of the curb cut from the County.

Commissioner Balogh asked what is the expected traffic increase with this development.

Mr. Zawila said it is smaller units and the applicant can talk more about the square footage for the spaces. It is similar to 8102 Lemont Road, but that is a much larger building.

Commissioner Balogh asked even though there is a curb cut, there is no expectation for a traffic light to be put in.

Mr. Zawila stated not with this development or with 8102 Lemont Road. With the traffic study full development of the corridor was analyzed, which can happen in different ways. Based on the volume that would be generated for

industrial/office/warehouse it would not meet the warrants for DuPage County for placing a light, even if it was built out completely.

Commissioner Balogh asked if this was relevant to the internal access road.

Mr. Zawila said it was assumed that there would be a traffic light to control traffic there. He stated you can place the internal access road there without the light but there would be a lot of deficiencies by doing so.

Commissioner Hendricks asked if there were any additional questions. None responded. He then asked if the applicant wanted to make a presentation.

John Zemenak, attorney at Rathje & Woodward, 300 East Roosevelt, Wheaton, was sworn in. He said he is present tonight with the owner to answer any questions that the Commission might have. He stated staff did an admirable job in describing all aspects of the project.

Commissioner Page asked what are they building.

Peter Gapinski, Beacon Home Builders, stated it is a 30,000 square foot building. It will have 20 units, with each unit 1,500 square feet, which will be sold separately. There is usually one user per unit and each unit gets five parking stalls. There is not a truck dock so it will be all light trucks. He said this is his 150th building that he has built and they all look the same. Typically it is small users like engineers to carpet cleaners and they will comply with the ordinance.

Commissioner Page asked why is the access road a burden.

Mr. Gapinski said there is history that states it is a burden.

Mr. Zemenak stated the grading work and the stormwater detention going back there. He said his client would like to keep his options open for expanding the site. There is a legal issue with dedicating a roadway with this particular use, which is low impact, low traffic, and is less of a necessity. It is an admirable goal of the Village to have a comprehensive development and an interior access way to funnel traffic through a single egress. However when you don't have a 20 plus acre development and you just have a 4 or 7 acre development it does not make sense. It is a burden on this property that is not justified by any development that his client is proposing.

Commissioner Hendricks said they are requesting to remove the internal access road from the Comprehensive Plan. He asked what if it is needed in the future.

Mr. Zawila stated the Village has a proven policy that when a development comes in that is not in-line with the Comprehensive Plan they process an amendment while working with the petitioner's development request. When they have applications like

the one in front of them, they want to make sure the Comprehensive Plan lines up with the proposed development.

Commissioner Hendricks asked if it is needed in the future then would they have to revise the Comprehensive Plan.

Mr. Zawila said what staff is stating is to still keep it in the recommendations to encourage lot or property consolidation. This way if there is an application or development that purchases a large tract, the Comprehensive Plan is still going to recommend consolidation so there is limited access. The petition in front of them is to remove the road, but it still encourages limiting the access points in the future.

Commissioner Page asked what happens if it continues to be sold in these small pieces.

Mr. Zawila stated that this was one scenario that was evaluated and provided in staff's packet. It would be up to six curb cuts with low intensity uses. North of 8102 Lemont Road there are three property owners but it is being advertised as one larger piece. There is a lot of interest currently with this corridor and staff will encourage consolidation when it is feasible.

Commissioner Gaspar asked if the other properties butt-up against Dunham Road.

Mr. Zawila said Dunham Road is located west of the properties in the Corridor and they did look at using Dunham Road as an internal access road several years ago. Due to the proximity of the residential properties to the west and the truck traffic that would come out of there it was not recommended. The road could be used for infrastructure and utilities that would be needed to extend sewer lines.

Commissioner Hendricks asked if there were any additional questions from the Commission. None responded. He then asked if there was anyone in the audience that would like to come up and speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

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

Ayes: Balogh, Gaspar, Hendricks, Page

Nays: None

Motion passed

B. Plan Commission Recommendation

Commissioner Gaspar made a motion, seconded by Commissioner Balogh to recommend to the Mayor and Village Board approval of the amendment to the Comprehensive Plan to remove the recommendation for an internal access road. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendricks

Nays: Page
Motion denied

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board approval of the request for site plan review for an office/warehouse building at 8110 Lemont Road subject to the following plans “A” through “D” listed on page 7, and subject to the following conditions “A” through “E” listed on page 7 and 8 of staff’s report dated November 3, 2014. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendricks, Page

Nays: None

Motion passed

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

None

VI. DISCUSSION ITEMS

None

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

None

VIII. ADJOURNMENT

Commissioner Hendricks called for a motion to adjourn the meeting.

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

Ayes: Balogh, Gaspar, Hendricks, Page

Nays: None

Motion passed

Cameron Hendricks, Pro Tem Chairman

Peggy Halper, Recording Secretary