

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

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, December 15, 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 8:07 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 Recording Secretary Peggy Halper were also present.

**III. APPROVAL OF MINUTES FOR THE NOVEMBER 17, 2014 MEETING**

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

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

*Nays: None*

*Motion passed*

**IV. CONSIDERATION OF FINAL PLANNED UNIT DEVELOPMENT –  
WOODRIDGE HORIZON SENIOR LIVING FACILITY – 8099 JANES  
AVENUE – THE ALDEN FOUNDATION**

**A. Staff Presentation**

Mrs. Horn said the subject property is approximately 3.4 acres and is located east of Janes Avenue between the Janes Avenue Park and the Janes Avenue Soccer Fields. She showed the subject property on the overhead projection. The property is part of an overall Special Use Permit granted in 1986 for a planned unit development which consists of the subject property (lot 1) and the Maples property (lot 2); formally know as Pine Ridge Apartments. As part of a 2008 redevelopment agreement with the owner of the Maples, the owner subdivided the property into the two lots and sold the 3.4 acre subject property, including two apartment buildings, to the Village for a senior housing development. In 2011 the Village demolished the two buildings on lot 1 and the site is currently vacant. In 2012 the Village went through a process to select a senior housing

developer to develop an independent living facility on the subject property. The Village selected the Alden Foundation (Alden). In the fall of 2012 the Village granted Preliminary Planned Unit Development approval to Alden for a 93 unit independent living facility on the subject property.

Mrs. Horn stated the request before the Commission this evening is a request for Final PUD for lot 1. The proposed plans are substantially the same as those that were approved in 2012 for the preliminary PUD. Alden is proposing a 96,000 square foot building with 93 units of independent living. The building includes a number of amenities such as library, living room, game room, community room, exercise room and computer room. Outside there are 100 parking spaces being proposed along with a number of outdoor amenities, including courtyards and walking paths throughout the property.

Mrs. Horn said on the site plan there is a ½ acre view zone, which means no buildings are permitted in that area. The intent is to maintain the sight lines from Janes Avenue to the Maples complex. This was a condition from the 2008 development agreement with the owner of the Maples. The two existing entrance drives along the north and south property lines will be maintained and provide access from the property to Janes Avenue. The north entrance drive is part of lot 2 and owned and maintained by the owner of the Maples. The south entrance drive is part of the subject property which will be owned and maintained by the Alden Foundation. A cross-access easement exists over both entrance drives to provide access to both developments.

Mrs. Horn stated the proposed building is four stories in height and is approximately 45 feet tall. The proposed facade consists of primarily brick and stone materials with EIFS accents. With the preliminary PUD approval the applicant was required to submit a traffic study demonstrating the anticipating impact of the proposed development. The study concluded that all intersections in the area currently operate at a very good level of service. With the addition of the development-generated and other growth in the area, all intersections within the study area are projected to operate at the same level of service. Also, the existing roadway system has sufficient capacity to accommodate the development. The study also evaluated parking and concluded that the proposed 100 parking spaces will be sufficient to serve the proposed facility.

Mrs. Horn said the tree preservation and landscape plan meet the Village Code requirements in all respects. For the DuPage County Stormwater Ordinance, detention is not required on-site, however best management practices are required. These are proposed with rain gardens along Janes Avenue and south of the building. The eastern parking lots to the rear of the building are going to be permeable pavers. She stated this would conclude staff's report.

Chairman Zawacki asked if there were any questions from the Plan Commission members.

Commissioner Page asked if she had stated if there was no building in the view zone.

Mrs. Horn showed on the overhead the actual location of the view zone.

Commissioner Przepiorka asked what are the significant differences between the Preliminary Plan and the Final Plan.

Mrs. Horn stated there are no significant differences. The layout is almost identical, but there are a few minor changes to the façade that the developer might be able talk about tonight.

Commissioner Page asked how many stories is the Maples.

Mrs. Horn said it was two stories.

Chairman Zawacki asked if there were any more questions. None responded. He then asked if the applicant wanted to make their presentation.

## **B. Applicant Presentation**

Beth Demes, Executive Director of the Alden Foundation, thanked the Commission for their time. She then introduced her other team members that were with her tonight. She stated they have their financing in place. It is for affordable independent living, which means they have assembled several different financing programs through the State, Federal government and other agencies. There are 90 units that are income restricted and two units that will be market rate. There was an interested parties list of over 200 people provided to Alden from the Village. Alden is receiving calls daily since it has been advertised in the Village's newsletter. Now there are over 300 people on the list and they do not anticipate any problems filling the units.

Ms. Demes stated their plans are almost complete and anticipate they should be permit ready by the end of January. They hope to break ground, weather permitting the end of March or the beginning of April. She said she will be happy to answer any questions the Commission might have.

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

Commissioner Page asked what are the fees.

Ms. Demes said they do not have fees, but they do have rents. They are apartments with kitchens so they do not provide any services, but do provide a full schedule of activities. The rents are tied to the financing and range from \$330 a month for a low-income resident for a one bedroom and up to \$875 a month. There are different levels based on income. There are also project based housing choice vouchers through the DuPage Housing Authority for 19 units. For those units the residents will only pay 30% of their income toward their rent and the Housing Authority will make up the difference. The other units the residents are responsible for the full amount of the rent. The two

bedroom units range from \$750 a month and up to \$975 a month.

Commissioner Balogh asked if there is a certain age you have to be to live there.

Ms. Demes stated the minimum age is 62, however they have 9 independent living communities and the average age is about 78 to 80. They did just open a facility in Mount Prospect and the average age there is a little bit younger. The residents tend to remain in the building until they need a greater level of care.

Chairman Zawacki asked if there were any further questions. None responded. He then asked if staff had any further recommendations.

**C. Public Comments (opportunity for public questions and comments)**

None

**D. Staff Recommendation**

Mrs. Horn said staff recommends that the Plan Commission recommend to the Mayor and Board of Trustees approval of the Final Planned Unit Development for Woodridge Horizon subject to the following plans A through G listed on page 3 of staff's report and conditions 1 through 4 on page 4 of staff's report.

Chairman Zawacki asked in regards to condition number 3, that the use of the property is restricted to senior housing in perpetuity, is it enforceable because it is a foundation.

Mrs. Horn stated they are discussing ways to memorialize that either in the ordinance or a deed restriction.

Commissioner Hendricks asked if there are any sustainable practices that are going to be used.

Ms. Demes said the building will be certified as an Enterprise Green Community Building which is similar to LEED but it is a specific program designed for affordable housing. It means they will be energy star certified and there are a number of things they have to do to achieve that certification including highly energy efficient systems along with construction management that uses recycled materials.

Commissioner Hendricks asked if staff encourages sustainable practices with a development.

Mrs. Horn stated yes and there are some requirements within the building code that require certain energy levels.

Commissioner Hendricks asked if this was something that they were going to take a proactive approach with to encourage developers.

Mrs. Horn said it is not something that they have been proactively approaching developments with, but they do keep it in mind.

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

**E. Plan Commission Recommendation**

Commissioner Mast made a motion, seconded by Commissioner Page to recommend to the Mayor and Village Board of Trustees approval of the Final Planned Unit Development for Woodridge Horizon, subject to the following plans A through G as listed on page 3 of staff's report and subject to the following conditions 1 through 4 as listed on page 4 of staff's report. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

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

None

**VI. DISCUSSION ITEMS**

Chairman Zawacki asked about the extensive research that was done in regards to chickens being raised in the community that was put in the AM. Did staff receive Village Board's opinion.

Mr. Mays said staff had put it in there to let both the Plan Commission and Village Board know that they have had two inquiries regarding the request for the ability to raise chickens at home. Mr. Zawila had done extensive research and has commented on the Downers Grove model. Mr. Mays stated a resident could always request a text amendment and bring it before the Commission for their consideration. It is something that they will look at with the next major comprehensive amendment if there is a strong community interest. However, right now it is just an informational item.

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

Mrs. Horn stated on December 4, 2014 the Village Board did approve a major amendment to the RPUD and Zoning Lot Plan to allow daycare use and installation of a playground for Little Kids Daycare at Seven Bridges.

Chairman Zawacki asked if there were any further questions or comments. None responded. He then wished everyone a Merry Christmas and a Happy Holiday Season. He then called for a motion to adjourn.

## VIII. ADJOURNMENT

Commissioner Page made a motion, seconded by Commissioner Przepiorka to adjourn the meeting. A voice vote was taken:

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

*Nays: None*

*Motion passed*

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Commissioner Hendricks,  
Pro Tem Chairman

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Peggy Halper, Secretary