

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of August 18, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, August 18, 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 7:34 p.m.

**II. ROLL CALL**

Upon roll call the following were:

Present: Balogh, Hendricks, Mast, Page, Zawacki

Absent: Gaspar and Przepiorka

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 JUNE 2, 2014 MEETING**

Commissioner Page made a motion, seconded by Commissioner Balogh to approve the minutes of the June 2, 2014 meeting with no changes. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

**IV. CONSIDERATION OF A REZONING, AMENDMENT TO THE PREVIOUSLY APPROVED CONCEPTUAL PLAN FOR MCADAMS REGIONAL PLANNED UNIT DEVELOPMENT, AMENDMENT TO REGIONAL PLANNED UNIT DEVELOPMENT ZONING LOT PLAN FOR LOT 3 IN UNION POINT PHASE 3, APPROVAL OF PRELIMINARY AND FINAL PLAN AND PLAT OF REGIONAL PLANNED UNIT DEVELOPMENT FOR UNION POINTE PHASE 3, APPROVAL OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR UNION POINTE PHASE 3 – NORTHEAST CORNER OF I-55 AND I-355 – UNION POINTE BUILDING VENTURE #3 LLC AND ORCHARD HILL BUILDING COMPANY, D/B/A, GALLAGHER AND HENRY**

**A. Public Hearing**

Chairman Zawacki called the public hearing to order at 7:35 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.

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". He stated in 2011, the Village Board granted an amendment to the Village's Comprehensive Plan and the McAdams Conceptual Land Use Plan. It allowed the phased development of the 80 acre Union Pointe Business Park, located at the northwest corner of the intersection of Woodward Avenue and I-55, east of I-355. The 2011 approvals also granted approval for Phase 1 of the business park. It consisted of a 362,500 square foot office/warehouse building, parking lot and other associated site improvements for the Edward Don facility.

Mr. Zawila said in 2013, the Village Board granted an amendment to allow Phase 2 of the Union Pointe Business Park. Phase 2 included a 435,778 square foot office/warehouse building for Orbus Exhibit & Display Group, along with associated parking lot and site improvements on 19.84 acres. It is located at the northeast quadrant of the business park. He showed on the overhead where the Orbus building is located. Also part of Phase 2 was the extension of the business park's internal access road, Adam Don Parkway. It is used to serve all semi-truck traffic entering and exiting the park.

Mr. Zawila stated the area referred to as the McAdams Regional Planned Unit Development is comprised of 445 acres. There is residential to the north and east of the site and commercial properties at Woodward and Boughton. He showed on the overhead where the residential and commercial properties are located. The annexation agreement from 1989 has since expired. However, the previously granted zoning approvals remain in effect and the portion of the McAdams RPUD that is part of the Union Pointe Business Park is referred to as "Parcel C" and "Parcel D". With the 2011 Union Pointe approvals, McAdam's Parcel "C" and "D" and the Wolfe property were approved for "Business Park" uses in the Comprehensive Plan. Parcels "C" and "D" were approved for "Office/Warehouse" uses in the McAdams Land Use Plan. He then showed on the overhead the property that is known as the "Wolfe Property". This parcel was involuntarily annexed to the Village in 2002 and rezoned to the most restrictive zoning classification R-1 residential. As part of the Phase 1 approvals for the Union Pointe Business Park, the Comprehensive Plan was amended to allow business park uses on the Wolfe property, but the property was not rezoned at that time.

Mr. Zawila said the applicants are requesting zoning approvals to accommodate construction of Phase 3 of the Union Pointe Business Park. This includes a 256,880 square foot speculative office/warehouse building, along with an associated parking lot and site improvements on 16.63 acres of the "Wolfe Property". Also part of Phase 3 is the extension of the business park's internal access road, Murphy Road. This will be extended north from the existing Orbus building to serve this building and the neighboring property to the north, which is located in Bolingbrook.

Mr. Zawila provided an overview of the specific zoning approvals being requested. The applicants are requesting an amendment to the Conceptual Plan for McAdams Regional Planned Development. The 445 acre area which is referred to as the McAdams Regional Planned Unit Development (or RPUD) has a conceptual plan. This must be amended to include the Wolfe Property and the Phase 3 improvements. The applicants are also requesting a Zoning Lot Plan for Lot 3. The zoning Lot Plan specifies the specific use for each lot in the McAdams RPUD. They are proposing office/warehouse uses for Lot 3, which will include the building and parking lot for the office/warehouse building. Additionally, the applicants are requesting preliminary and final RPUD Plan approval for Phase 3 of Union Pointe. This plan outlines the preliminary and final development elements for all of Phase 3 that is within the McAdams RPUD. This includes the construction of the extension of the roadway, development of Lot 3 with a building and parking lot, and the improvement to the recently constructed detention pond. The applicants are also seeking preliminary and Final Subdivision for Phase 3 of Union Pointe. This provides for the division of specific outlots and lots within Phase 3 of the business park. Lastly he stated that the applicants are requesting a rezoning for the Wolfe Property. This property will need to be rezoned from the Village's R-1 zoning district to ORI prior to development of a future phase of the business park.

Mr. Zawila showed on the overhead a breakdown on all the different components of the proposed plan. Lot 3 is in the blue color with the speculative building, associated parking and landscaping. This lot is to be maintained by the owner of Lot 3 and the proposed building is 256,880 square feet. Outlot G includes a portion of the detention area west of Lot 2. It is on the McAdams Parcel D and a portion on the Wolfe property. This detention will now become a separate outlot with the development of the Wolfe Property. The entire detention area will be maintained by the business park association. Outlot H, which is gray in color on the overhead, is the extension of Murphy Road. This is a private road that will serve the northern portion of the business park. Outlot H also includes lighting for the road and it will be maintained by the business park association. A cross access easement is also provided along Outlot H for the benefit of occupants of the business park and the neighboring properties to the north and west of the business park, as well. In staff's report there is mention of an Outlot I which was a 5' strip of land running along the southern end of Lot 3. This will no longer be provided in the plans and has been removed.

Mr. Zawila referred back to the Conceptual Park Development Plan. With the 2011 approval for the business park, staff requested that the applicants submit an overall Conceptual Park Development Plan to illustrate how the entire 80 acres of the Business Park, as well as 20 acres located in Bolingbrook, may be built-out. The Conceptual Plan is non-binding and is simply an illustrative document to demonstrate to staff, residents, the Commission and the Village Board examples of how the property may be developed in the future. This plan has been modified with Phase 3 to reflect potential changes in the overall build-out. It is important to note that at this point, the applicants are only requesting preliminary and final approvals for Phase 3. This includes the extension of Murphy Road and the property located to the west of the extension. Build-out of all future phases of the business park will require additional zoning approvals.

Mr. Zawila stated in regards to the general site design; the overall layout of Phase 3 is in-line with the overall design. This was established with Phases 1 and 2 of the development to accommodate future expansion of the business park. The proposed building is oriented on the site so that the truck docks are facing the internal access road. It ensures that truck activities occur on the interior of the property and are not visible from Woodward Avenue. The landscaping and berm that was previously provided along Woodward Avenue will screen the building from adjacent uses. The façade of the building was designed to reduce visual height and massing of the building. The Phase 3 improvements will use the already constructed access points to the business park. Also with the Phase 3 development, the applicants are proposing to improve Murphy Road. They will maintain access for the properties to the north and west through the business park.

Mr. Zawila said in 2013, due to the revised overall Conceptual Park Development Plan with Phase 2, staff required the applicants to update the projections for the entire business park. Phase 3 is consistent with what was contemplated regarding traffic impacts. A summary of the traffic study was provided as Attachment 9 with the staff report. He stated as previously mentioned, the Union Pointe Business Park was designed with an internal road to serve the entire business park. Restrictions were put into place with Phase 1 approvals for the development. This requires all semi-trucks to enter and exit the park from the southernmost access point of the business park. He then showed on the overhead where the access point is. All semi-trucks are required to travel southbound on Woodward Avenue when exiting the park and will not be permitted to travel northbound past the single-family homes. Smaller trucks and delivery vans will be permitted to enter and exit the park at any access and can travel both north and southbound on Woodward Avenue. These same restrictions will be in place for Phase 3.

Mr. Zawila stated as far as parking, a total of 255 parking stalls are proposed with 41 additional stalls for truck trailer parking. This exceeds the required parking for the facility at 143 stalls. There are a number of existing and proposed detention ponds serving the various phases of the business park. The required detention for Phase 3 will be served by the existing detention that is on Outlot G and the north detention pond that was deeded to the Union Pointe Business Park last year.

Mr. Zawila said due to the topography on the site, the applicants will need to remove all existing trees, scrub and brush on the site for Phase 3 of the Business Park. Based on the survey, a total 64 replacement trees will be required per the Village's Tree Preservation Ordinance for Phase 3. These have been provided in the proposed landscaping plan. All the proposed landscaping for Lot 3 meets or exceeds Village Code requirements for landscaping, with the exception of the setback relief requested by the applicant as noted in Attachment 11. The relief is being requested in order to provide the opportunity to accommodate the full thirty (30) foot road with curb and gutter, balanced with the placement of the proposed building. Staff is supportive of this request.

Mr. Zawila stated the proposed lighting levels for Phase 3 meet the Village Code requirements for maximum illumination levels at the property lines. As for signage, the submitted plans show the location of a proposed monument sign. He showed where the sign would be located. The applicants are not proposing to construct the sign at this time, so no details on the signage have been provided. In order to construct the sign at a future date, the applicants will be required to obtain a sign permit from the Village. He said the applicants have also submitted a second amendment to the Covenants, Conditions and Restrictions (CC&R's) that was approved with Phase 1. As a reminder the CC&R's outline maintenance responsibilities for all common areas within the business park, including Adam Don Parkway, Murphy Road, the detention ponds, landscaping and signage. The second amendment to the CC&R's is under review by the Village Attorney and may require further revisions.

Mr. Zawila said lastly, the applicants are requesting a total of three deviations from the Title 9 (Zoning Ordinance) and one variance from the Title 10 (Subdivision Ordinance) of the Village Code. Staff supports all requested relief. Two of the requests for relief are to eliminate the requirement for the applicant to submit Preliminary plans. Since the applicant is moving forward simultaneously with final plans, the preliminary plan would be duplicative and unnecessary.

Chairman Zawacki asked if the applicant would like to make a presentation.

Amy Rzepka, Conor Commercial Real Estate, 9550 W. Higgins Road, Suite 200, Rosemont, was sworn in. She thanked the Commission for taking the time to hear their proposal of the development. She stated they have prepared a brief overview of the architectural design features of the park.

Mr. Zawila stated he would like to include their presentation as part of the public hearing record as exhibit "C".

Ms. Rzepka showed an aerial view of the site. She said truck traffic would continue to exit I-55 at Lemont Road and travel south, turning west at 101<sup>st</sup> Street to head north on Woodward Avenue. They would access the Park at the southernmost entry point which is Adam Don Parkway. She showed a slide of the overall Concept Plan and introduced their architect Cameron Trefry.

Cameron Trefry, Regional Director for Ware Malcomb Architects, was sworn in. He said the truck traffic has been a major concern and that is being circulated through the park from the south. During this presentation he would like to touch on three major items. The first item is the building massing, second the buffers and landscaping and third would be the circulation. He indicated that the truck traffic enters the south and continues through the park to the north. With Phase 3 all the truck traffic would have to use Adam Don Parkway to access Woodward Avenue. He stated one thing that has not been discussed is that truck barriers were installed on Murphy Road. There are height restrictors to prevent truck traffic from exiting Murphy Road onto Woodward Avenue.

Mr. Trefry stated the landscaping and the setbacks that were provided in the first two Phases of the project soften the impact of these large buildings to the residents across the street. The Edward Don building is setback 110 feet and Orbus is 80 feet from Woodward Avenue. The setback for both of those buildings is more than double of what is required. Phase 3 is located in the northwest corner of the site and will be shielded from the residential by the Orbus building.

Mr. Trefry showed a picture of what the proposed building is to look like. He said what would be different from the other buildings is that this has the potential for multiple tenants in the building. There would be two office buildings on separate ends with potential for two more in the center of the building which would be on the west side. The building would be constructed similar to the Edward Don and Orbus building. The construction material will be insulated precast concrete panel with a smooth finish. He then showed a slide on the overhead with a view of the overall elevations of the building.

Mr. Trefry said the next slide shows what potential roof top units might look like from different views. He showed two potential locations where someone might see these roof top units. The first location would be Murphy Road and at that location you would not be able to see the roof top unit. The second location, which is location B on the plan, is someone driving on I-55 and someone in the parking lot on the site. He stated in both of these examples, one would not be able to see the roof top units.

Mr. Trefry stated the image on the next slide is a picture from Woodward Avenue from the north end of the Orbus development. From this advantage point you can see into Phase 3 of the development. He referred to an image that showed what the site would look like with the building being added along with planned landscaping. He felt it was important to show from Woodward Avenue that you will not be able to see the truck port of the proposed project. When Orbus is expanded in the future it would further shield this building from the residents.

Mr. Trefry showed the proposed site plan for the Phase 3 of the development. As stated earlier truck traffic would enter from the south. Car traffic has the option to enter the north or the south access points of the site. He said they have a proposed office location at the southeast corner of the building; the other two potential office locations would be located on the west end of the building closest to the car parking. There is trailer parking located on the site which is located on the southeast corner of the site. Between the trailer parking and the property line there would be a strip of decorative stone. This will help with the maintenance concerns with putting grass in that area.

Ms. Rzepka said the last slide shows the construction timeline. It shows a 7 month construction period with completion on April 1, 2015. She stated at this time this would conclude their presentation.

Commissioner Page asked if half of the development was in Bolingbrook or is it all located in Woodridge.

Mr. Zawila stated that 20 acres of Union Pointe is located in Bolingbrook. He then showed on the overhead which location was located in Bolingbrook.

Commissioner Page asked if the project was going to be built whether or not Bolingbrook approves the final Phase.

Ms. Rzepka stated that area is not part of the land that they own. It was taken into consideration for the traffic study.

Mr. Mays, Director of Community Development for the Village of Woodridge, was sworn in. He said when this business park was conceived only 80 acres is within the jurisdiction of Woodridge. Staff wanted them to show what might be developed on the Bolingbrook parcel. It is zoned I-1 and there are no plans for development there currently, however they wanted to see how it could be incorporated into the park. They also wanted to see the impact of traffic since the traffic would be exiting out onto Woodward.

Commissioner Balogh asked if the property located north of the proposed building was in Bolingbrook.

Mr. Zawila showed on the aerial view the property and indicated the property to the north is in Bolingbrook and the residential that is east of the development that is in Woodridge.

Commissioner Balogh asked what is currently to the north of the Business Park.

Mr. Zawila showed an aerial view of the site. He said north of the Orbus area is a detention area and then there are some wetlands and open space. Further north is some residential which is located in Woodridge and then the Boughton Woodward shopping area.

Commissioner Hendricks asked if there were proposed tenants for the building.

Ms. Rzepka said there is a proposed tenant for the southern 50% of the building. It is a Fortune 500 company that has been in business for over 100 years. They will be using this as a distribution center for their snack division.

Chairman Zawacki asked if there were any proposed tenants for the north half.

Ms. Rzepka stated not at this time.

Chairman Zawacki asked if there were any more questions from the Commission. None responded. He then asked if there was anyone in the audience that had a question that they would like to ask in regards to this public hearing.

Kevin Coulter, 8929 Oxford Street, Woodridge, was sworn in. He said when heading north on Woodward at a certain time of day you have a hard time making a left onto Boughton Road. There are times that traffic is backed up as far as two blocks. He stated when he is coming home south on Woodward and trying to turn left into his subdivision he is not able to because of the traffic back-up. He asked if the light can be changed so it can have a longer left turn.

Mr. Zawila stated regarding the light timing change, they will have to talk to the County. He then provided an overview of the planned improvements to the intersection of Boughton and Woodward. He indicated that the Boughton Road and Woodward Avenue intersection is under the jurisdiction of DuPage County. The future improvements adding a second left turn lane (maintaining two through lanes and a right turn lane) to the north approach on Woodward Avenue; adding a second left turn lane and a designated right turn lane and maintaining two through lanes to the south approach on Woodward Avenue; adding a second left turn lane and through lane and maintaining a shared through/right-turn lane to the east approach on Boughton Road); and adding a second left turn lane and through lane while maintain a shared through/right-turn lane to the west approach on Boughton Road. DuPage County has indicated that all intersection improvements will be constructed in 2015.

Mr. Coulter said he would appreciate it because it is a hazardous situation now.

Chairman Zawacki asked if there was anyone else in the audience that had any questions in regards to this public hearing. None responded. He then asked if there was anyone in the audience that wanted to give statement or testimony in regards to this public hearing. None responded. He then asked if the applicant wanted to provide a closing statement.

Ms. Rzepka stated they did not want to make a closing statement.

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

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

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

*Nays: None*

*Motion passed*

## **B. Plan Commission Discussion**

None

## **C. Staff Recommendation**

Mr. Zawila said since there are several motions needed the Commission may make a motion to combine the motions for the Findings of Fact. During that motion each Findings of Fact must be read out loud and if there is an agreement then they can vote



on that combined motion. If there are any oppositions or changes then they must be done individually. If there are no oppositions for the recommendations then they vote in in the same manner.

Chairman Zawacki asked the Commission if they wanted to combine the motions or do them separately.

Commissioner Mast, Page and Hendricks wanted to combine the motion.

Commissioner Balogh stated she did not mind doing them separately.

Chairman Zawacki said since the majority want to combine the motion then they will do it that way unless there is an opposition.

#### **D. Plan Commission Recommendation**

Commissioner Mast made a motion, seconded by Commissioner Page to combine the Findings of Fact as one motion. The Findings of Fact are number one through four in staff's report dated August 18, 2014, listed on pages 8 and 9 as follows:

1. A motion to adopt the Findings of Fact for an Amendment to the Conceptual Plan as contained in Attachment 12 with no modifications.
2. A motion to adopt the Findings of Fact for the RPUD Zoning Lot Plan, as contained in Attachment 13 with no modifications.
3. A motion to adopt the Findings of Fact for an RPUD Preliminary Plan, as contained in Attachment 14 with no modifications.
4. A motion to adopt the Findings of Fact for an RPUD Final Plan, as contained in Attachment 15 with no modifications.

A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Commissioner Mast made a motion, seconded by Commissioner Page to approve the Findings of Fact number one through four as listed in staff's report dated August 18, 2014 as listed on pages 8 and 9 as a whole. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Chairman Zawacki called for a motion for a recommendation to the Mayor and Village Board of Trustees.

Commissioner Balogh made a motion, seconded by Commissioner Hendricks to combine the recommendations as one motion. The recommendations are numbered one through four in staff's report dated August 18, 2014, listed on page 9 as follows:

1. Recommendation to the Mayor and Village Board of Trustees approval of the rezoning of the Wolfe property to the Woodridge ORI Office Research and Light Industrial District zoning classification.
2. Recommendation to the Mayor and Village Board of Trustees approval of an RPUD Zoning Lot Plan for Lot 3 of Phase 3 of Union Pointe Business Park of McAdams RPUD, subject to the previously approved Findings of Fact, the plans listed in Attachment 16, the deviations listed in Attachment 11, and the conditions listed in Attachment 17.
3. Recommendation to the Mayor and Village Board of Trustees approval of a Preliminary and Final RPUD Plan for Phase 3 of the Union Pointe Business Park, subject to the previously approved Findings of Fact, the plans listed in Attachment 16, the deviations listed in Attachment 11, and the conditions listed in Attachment 17.
4. Recommendation to the Mayor and Village Board of Trustees approval of a Preliminary and Final Subdivision Plat for Lot 3 and Outlots G, H, and I of Phase 3 of Union Pointe Business Park, subject to the plans listed in Attachment 16, the variations listed in Attachment 11, and the conditions listed in Attachment 17.

A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Commissioner Page made a motion, seconded by Commissioner Balogh to approve the recommendations number one through four as listed in staff's report dated August 18, 2014 as listed on page 9 as a whole. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

## **V. CONSIDERATION OF A REZONING AND SITE PLAN APPROVAL COMMERCIAL FLOORING/ DIRECT FLOORS- 6810 ROUTE 53 – DAVE SHAH**

### **A. Public Hearing**

Chairman Zawacki called the meeting to order at 8:22 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 and entered staff's report as exhibit "B".

Mr. Zawila said the site is approximately 1.54 acres and is improved with an approximately 15,000 square foot plumbing contractor's office with an associated parking lot. A screened outdoor storage area is also provided on the site. The site is located at 6810 Route 53 near the intersection of Route 53 and 63<sup>rd</sup> Street. He stated the site received special use approval in 1988 for plumbing contractor's office with an outdoor storage area. Dave Shah, the owner of Commercial Flooring Systems Incorporated/Direct Floors is the contract purchaser of the subject site. Commercial Flooring is a Woodridge business and is currently located at 10216 Werch Drive and has been there for approximately nine years.

Mr. Zawila stated the applicant is seeking approval of a small 625 foot expansion and façade changes to the existing 15,280 square foot building. The property is currently zoned B-3, which does not permit floor and wall covering stores. The applicant will also seek approval of a zoning map amendment to change the existing zoning to the B-2 District. This will allow floor and wall covering stores, in addition to other retail uses.

Mr. Zawila said the Comprehensive Plan identifies this area as part of the Seven Bridges Area and recommends a mix of commercial uses for the corridor. The existing zoning for the property, B-3 Highway and Service Business, does not allow for floor and wall covering stores. Rezoning the subject property to the B-2 Zoning District will allow for the propose use. He stated the applicant is proposing a 625 foot addition for a loading dock. Additionally, the applicant will be replacing the existing wooden fence. Mr. Zawila showed on the overhead the plan for the improvements. Moving forward the area that was previously used for storage will now be used for commercial vehicle parking, as outdoor storage is not allowed in the B-2 district.

Mr. Zawila stated no additional landscaping is required for the proposed improvements, however upon staff's request; the applicant will be providing additional landscaping in front of the building. The landscaping will provide aesthetic improvement as well as screening to the site. The building façade will be modified to add additional windows to provide better visibility of the proposed flooring showroom. The proposed addition will be constructed with materials consistent with the existing building. He said this would conclude staff's report at this time.

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

Commissioner Mast stated the description on page two listed the intersection as 75<sup>th</sup> Street and it should be Hobson.

Commissioner Page asked if the current store there was going out of business.

Mr. Zawila said the current owner is interested in selling the property to Mr. Shah.

Commissioner Page asked where the fence currently is on the site that will now become parking.

Mr. Zawila stated the area will become parking for the applicant for commercial vehicles. He then showed the site plan and explained where everything is going to be.

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

Dave Shah, 10216 Werch Drive, Woodridge was sworn in. He stated he is proposing to move from Werch Drive to Route 53 and have a retail store there. He said they will need a loading dock because the merchandise is heavy. He asked if the Commissioners had any questions.

Commissioner Balogh asked if the store was just going to be for commercial or also for retail sales.

Mr. Shah said it would be for retail sales also.

Commissioner Hendricks asked if the product was actually in the store.

Mr. Shah stated they sell over 40,000 products but only stock 10% of them.

Chairman Zawacki asked if the project goes through how soon will they move into the new facility.

Mr. Shah said he is hoping January or February.

Commissioner Page asked if there are any traffic concerns.

Mr. Zawila stated there is not because the existing store is for retail sales. The Village Engineer had looked at this and there were no additional requests made for traffic control modifications.

Chairman Zawacki asked if there any more questions. None responded. He then asked if there was anyone in the audience that had questions or comments regarding this public hearing. None responded. He then called for a motion to close the public hearing.

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

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

*Nays: None*

*Motion passed*

## **B. Plan Commission Discussion**

None

**C. Staff Recommendation**

Mr. Zawila said there are two motions that are needed by the Plan Commission.

Chairman Zawacki asked if there are more questions from the Commissioners. None responded. He then called for a recommendation to the Mayor and Village Board.

**D. Plan Commission Recommendation**

Commissioner Hendricks made a motion, seconded by Commissioner Mast to recommend to the Mayor and Village Board of Trustees approval of the rezoning of the subject property to the Woodridge B-2 Community Shopping District zoning classification. A roll call vote was taken:

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

*Nays: None*

*Motion passed*

Commissioner Balogh made a motion, seconded by Commissioner Page to recommend to the Mayor and Village Board of Trustees approval of Site Plan Review, subject to the following plan:

New Floor Plans and Elevations as prepared by PMPC Architects, 156 N. Jefferson Street, Chicago, IL 60561, dated May 30, 2014. To be revised.

A roll call vote was taken:

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

*Nays: None*

*Motion passed*

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

None

**VII. DISCUSSION ITEMS**

Mr. Mays said there are two training opportunities. One is an annual State Conference that will be held in Evanston this year. It is a one day training session scheduled for Thursday, October 2<sup>nd</sup>. He then talked about some of the items that will be covered during the session.

Mr. Mays stated it has been about a year for some of the newer Planning Commissioners. He felt this would be a good time to revisit or maybe meet with staff and informally talk about any topics that they would like to get more information on. They could meet briefly before the scheduled Planning Commission meetings. He said if there was a topic that three or more of the Commissioners would like to discuss then they would need to post the meeting, which can be easily scheduled.

Commissioner Balogh asked if this would be ongoing.

Mr. Mays said yes it would be.

### **VIII. UPDATES OF PREVIOUS PLAN COMMISSION CASES**

Mrs. Horn stated the Timbers Edge Final Plat was approved at the Village Board Meeting on June 26, 2014. Mrs. Horn said at the August 14, 2014 Village Board Meeting the Town Centre Master Plan was approved and incorporated into the Village's Comprehensive Plan. She thanked Commissioner Mast for being part of the steering committee and the Commission for considering the Plan. The input they had provided helped staff draft the final version of the Plan, which is available now on the Village's website. She said it is a plan that staff believes balances the community's desire to preserve open space in the area as well as to accommodate additional amenities to highlight the uniqueness of the area.

### **IX. ADJOURNMENT**

Chairman Zawacki asked if there were any other comments. None responded. He then called for a motion to adjourn the meeting.

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

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

*Nays: None*

*Motion passed*

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Donn Zawacki, Chairman

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Peggy Halper, Recording Secretary