

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of February 2, 2015**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, February 2, 2015 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 7:37 p.m. He stated he will be acting as pro tem Chairman for Chairman Zawacki and Commissioner Przepiorka will be acting as pro tem Secretary for Commissioner Mast.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Hendricks, Page, Przepiorka

Absent: Mast and Zawacki

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 DECEMBER 15, 2014 MEETING

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

Ayes: Page, Balogh, Gaspar, Hendricks, Przepiorka

Nays: None

Motion passed

IV. CONSIDERATION OF CERTAIN PROPOSED ZONING TEXT AMENDMENTS TO TITLE 9 AND 10 OF THE VILLE CODE, THE ZONING AND SUBDIVISION ORDINANCE OF THE VILLAGE OF WOODRIDGE

A. Public Hearing

Pro Tem Chairman Hendricks called the public hearing to order at 7:40 p.m.

Pro Tem Chairman Hendricks then reviewed the application before the Plan Commission verifying that all required public notices had been given. 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 that he would provide an overview of the amendments that are proposed for the following topic areas: community not-for-profit sign, commercial vehicles in residential districts, and lighting standards.

Mr. Zawila referenced Attachment A in staff's packet. Last fall, the Rotary Club requested to install within the Woodridge public right-of-way a sign recognizing the Governor's Hometown Award along with a club sign. Currently the Village Code does not allow the placement of signage in the Village right-of-way by a non-government organization. After reviewing the issue with the Village Attorney, the Village Zoning Ordinance could be amended to permit non-profit organizations to install signage within the right-of-way. After Village staff communicated with all non-profit organizations to gauge interest, the text amendment proposes 14 identification signs to be allowed on the structure. The identification signs would not exceed 18 inches in height. The text amendment also allows the sign to be placed in the right-of-way near 75th and Woodridge Drive.

Mr. Zawila referenced Attachment B which is regarding commercial vehicles in Residential Districts. A trend has developed of independently owned taxis and limousines parking on residential properties when not actively in use. Because of safety concerns and enforcement of the Village Code as stated in staff's report, the ordinance has been clarified and amended accordingly. The proposed text amendment further clarifies allowable commercial vehicles that are permitted to park outside. The amendment additionally restricts the outdoor parking of vehicles used for transportation of individuals to one vehicle per dwelling unit.

Mr. Zawila referenced Attachment C which is regarding the lighting standards. Staff continues to receive frequent requests for the allowance of LED lights in the Village. Some of the reasoning for the requests ranges from cost savings, to improved efficiency in lighting to security and safety in parking lots. In 2014, the Village granted relief on two projects to allow LED light installations. One is the Woodridge Park District Athletic Recreation Center for site lighting and the other being Fox Wood Estates Subdivision for street lights. He stated when this was last reviewed in 2013 there was concern about the effect of LED and the potential of "blue rich lighting" and its negative effects on the nighttime environment, glare and sky glow. Additionally there was concern about not being able to view an example luminaire that would meet the proposed text amendment.

Mr. Zawila stated blue rich lighting's correlated color temperature (CCT), is measured in Kelvin. To address the negative effects of blue rich lighting the proposed amendment provides for a maximum Kelvin level. The proposed maximum color spectrum of 4,000 Kelvin is consistent with the lighting installations approved for Fox Wood Estates and the Woodridge Park District Athletic Recreation Center. Lighting would still be expected to meet the exposure levels (measured by foot candles) and require full cut off fixtures. Full cutoff fixtures would limit the light emitting portion of the fixture going

beyond the bottom portion of the screening so that the light cannot emit out horizontally or upwards. Lighting trespass issues will also be addressed with the existing foot candle restrictions in the Village Ordinance.

Mr. Zawila said regarding street lights, an amendment is proposed to allow LED fixtures with similar wattage and color temperature requirements as site lighting. Village staff is recommending LED fixtures because they are more energy efficient, they provide more uniform lighting, and their expected lifespan is much greater than the standard high pressure sodium fixtures used currently. Village staff is also requesting an amendment to allow aluminum poles, instead of the concrete poles that are currently required by the subdivision regulations. Last year, Timbers Edge and Fox Wood Estates both received relief from the Village Ordinance to allow the aluminum material. He stated for the Plan Commission's consideration two LED luminaries were temporarily installed that will meet the proposed Village Code. Each demonstration luminaire has a 4,000 Kelvin colored temperature associated with the light.

Mr. Zawila stated in response to residential concerns the Village made the lighting requirements more restrictive than most communities surveyed with the 2011 update. As it relates to night sky pollution, the 2011 update took the community in a positive direction by requiring full cut-off light fixtures and amended the foot candle measurements to limit "light spillover" onto neighboring properties. However, with implementation, staff has recognized challenges with new development compliance or relamping of existing developments using newer technologies. Specifically, the lighting code does not offer property owner or the Village an opportunity to install energy efficient lighting, such as LED. The proposed text amendment balances the concerns of "blue rich lighting" with the opportunities for property owners and the Village to install energy efficient lighting. He said this would conclude staff presentation and can answer any questions.

Pro Tem Chairman Hendricks asked if any of the Commissioners had any questions.

Commissioner Balogh asked in regards to the signs, would they be installed on separate sign poles.

Mr. Zawila said the structure is still being evaluated but they need the proposed text amendment in place so they could move forward.

Commissioner Przepiorka asked would the sign be visible coming from the west.

Mr. Zawila stated one of the locations would be the area where there currently is a wooden sign that faces northeast to the intersection. Potentially there is right-of-way north of the street where it could also be located.

Commissioner Page asked if it could be pole after pole.

Mr. Zawila said the proposed ordinance limits the sign to one structure.

Commissioner Page asked in regards to the taxis and limousines, could only one car be there over night.

Mr. Zawila stated it could only be one taxi or limousine. It does not prevent someone from storing a taxi inside a parking garage, but they are recommending one vehicle on the outside in the driveway or parking lot.

Commissioner Balogh asked what the Village Ordinance was for parking in the street.

Mr. Zawila said you have to be in a driveway for single-family home or parking lot space for a multi-family development per the Village Ordinance.

Pro Tem Chairman Hendricks asked if signage will be first come first serve.

Mr. Zawila stated 12 of the 15 surveyed wanted the sign, so they are offering two additional spots. If there is a demand and there is a request for a 15th sign then they would have to come back and request for an amendment. However, Staff is comfortable with the number proposed based off of the interest with the survey that was conducted.

Pro Tem Chairman Hendricks asked about the reference to the Public Works Director.

Mr. Zawila said it is referencing the location that would have to be approved in the Village right-of-way.

Pro Tem Chairman Hendricks stated that staff might want to check the wording on it.

Mr. Zawila said staff will have the Village Attorney review the language before it goes before the Village Board.

Commissioner Page stated she had another question regarding the commercial vehicles. She asked if they could explain the safety reasoning.

Mr. Zawila said staff and the code enforcement officer are noticing in town and surrounding Villages that staging areas are being set up by taxi and limousine drivers in residential areas.

Commissioner Page stated she could understand that, but that usually happens during the day and this is for parking overnight.

Mr. Zawila said the proposed ordinance does not specify the time of day.

Commissioner Page asked then anytime there could only be one of these vehicles parked in the driveway.

Mr. Zawila stated yes per dwelling unit. This is consistent with other communities as well.

Commissioner Page said she agrees it is an eyesore, but she struggles with it is someone's home and we are telling them what they can do in their driveway.

Mr. Zawila stated right now the code regulates how many commercial vehicles you can park in a residential area, but this will help clarify. The ordinance currently regulates what types of commercial vehicles you can have on the driveway.

Commissioner Przepiorka said in regards to lighting on page 9, section F, it talks about for residential, industrial, commercial and office districts the luminaire shall be a Cobrahead style GE Evolve LED series. He asked if that was here on Center Drive in the parking lot.

Mr. Zawila stated GE was the standard that was placed in Fox Wood Estates. It is the same wattage and color temperature.

Commissioner Przepiorka asked what brands were installed here in the parking lot.

Mr. Zawila said the site light is Cree that is over by the parking lot, but could not recall the brand name for the parking lot fixture.

Commissioner Przepiorka asked so neither are the ones that they are proposing.

Mr. Zawila stated the demonstration lights will meeting the required specifications of the proposed ordinance, but is not the exact one that will placed into Fox Wood Estates.

Commissioner Przepiorka said they specify LED's as an alternative to current technologies, but how does this allow for other technologies to come along.

Mr. Zawila stated with all light fixtures we would review the color temperature which is the standard for all lighting. Regarding site lighting, if there is a technology that is not specifically listed in the ordinance but meets the correct color temperature, it would be permitted. As different technologies are produced we could always come back to amend the code.

Commissioner Przepiorka asked if five years from now someone came out with a commercially viable OLED fixture, would it be allowed.

Mr. Zawila said for the street standards they specify LED but for the site lighting it is more flexible. The color temperature is what drives the allowable lighting.

Pro Tem Chairman Hendricks asked if there were any more questions from the Plan Commission. None responded. He then asked if staff wanted to make a brief summarization.

Mr. Zawila stated not at this time.

Pro Tem Chairman Hendricks then asked if there was anyone in the audience that would like to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

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

Ayes: Page, Gaspar, Balogh, Hendricks, Przepiorka

Nays: None

Motion passed

B. Plan Commission Discussion

Commissioner Przepiorka stated he had some more questions for staff. Regarding lighting, he does not feel it is a color temperature issue but rather a light intensity issue. The current street lights are orange in color, which are high pressure sodium (HPS). You can see the reflector and the lens of the normal street lights from a distance. The LED you can't see the light source so it gives a spot light effect or a flood light. The amount of light it puts down below is super intense. When he drove by last week to see the LED light, you could see from a distance the light wash on the street was many more times brighter under the LED light. He said he is not sure if they are measuring projection or the foot candles underneath it. The one in the back was almost blinding when you were underneath it.

Commissioner Page asked if they could control the projection of the light.

Mr. Zawila said you can control the direction with LED as to which way the light spills out. They do not measure street lights the same way they measure sight lighting. Site lighting is when they would use foot candles to measure spillover. The LED lighting will have to be adjusted when they re-lamp throughout the Village to evaluate blind spots. Right now what they do have in the code is the distance between poles per residential lights and commercial. So if this were to be amended and when they go through re-lamping through different corridors throughout the Village, adjustments will have to be made to how the lights covering street pavement. He stated with the HPS there is no control on how it hits the ground, but with the LED lights they can be adjusted.

Commissioner Przepiorka stated proper coverage on the ground is one thing. When you look up at the HPS lights they have a larger reflector behind them so the light gets diffused. The light source to your eye looks kind of bigger so it is not as glaring. When you look up at the LED fixtures the light source is smaller and it seems like there is no lens over it so it hits like a big beam of light at you. He said his concern is the glare issue.

Mr. Zawila said it is something that they can certainly look at. He only knows from what was proposed and what was installed in Fox Wood Estates is that they don't see that diffuser. However, he noted that the diffuser affects the efficiency of the lighting.

Commissioner Przepiora stated he went online and looked at the GE light bulbs that were mentioned. There are some that are unfiltered with no lenses in front of them and some with lenses in front to help soften. He asked if there was a way to determine how much light should actually hit the pavement. The design and engineering is going to change with these, but can they control the effect of what it does.

Mr. Zawila said it is something that they can evaluate.

Commissioner Przepiora asked if any of the other Commissioners had an issue when they looked at the lights.

Commissioner Gaspar stated he had looked at them. He has seen them elsewhere and does not have a problem with them.

Commissioner Balogh said she felt that they did not stand out.

Pro Tem Chairman Hendricks stated he feels it is the nature of the LED lights to be more intense. He said he does not see them as a problem.

Commissioner Przepiora said they are much brighter when you are standing underneath them. The lighting ordinance in general should prohibit too much light coming out of them.

Mr. Zawila stated there are foot candles when it comes to site lighting. What they hear from the community is to make sure lighting doesn't spill over especially when it is next to a residential property. The bigger thing that has been helpful with light pollution is full cut-off fixtures. They are not changing that at all because it has been very helpful.

Commissioner Przepiora said the question is are they okay with the amount of light reflection that they have now or are they okay with having more. The LED lighting will give more reflection off the ground.

Pro Tem Chairman Hendricks asked what was the complaint from residents in regard to LED lighting.

Mrs. Horn stated in 2010 there were a few residents that were against LED's in general because of the blue rich nature of the lights. At that time, it was really about the color and how it affects nature.

Pro Tem Chairman Hendricks asked if they had received any more complaints from residents within the last few years in regards to LED lights.

Mr. Mays said not in regards to LED lights, but they don't have LED lights.

Commissioner Przepiorka stated they have come a long way in regards to the color, but they are still working on the control aspect. He asked if they had an example of the aluminum pole or can they describe it.

Mr. Zawila said an example of recently installed poles are ones that were recently installed in Timbers Edge and Fox Wood Estates. They are dark bronze in color and rounded.

Mr. Mays stated the reason for the proposal is coming from the Public Works Department. They are experiencing a significant corrosion with concrete poles. This would be something that would withstand the weather better and more cost effective long term for the Village to maintain.

Commissioner Przepiorka asked how will the coating last over time and will the color fade.

Mr. Zawila said it will last longer than the concrete, but he does not know the exact length of time and it should maintain that color.

Pro Tem Chairman Hendricks asked if there were any additional questions from the Plan Commissioners. None responded.

C. Staff Recommendation

Mr. Mays suggested that they make a motion for the text amendments that they seem to be in agreement on. Then make a separate motion for the commercial vehicles.

D. Plan Commission Recommendation

Commissioner Balogh made a motion, seconded by Commissioner Page to recommend to the Mayor and Village Board approval of the text amendments to Titles 9 and 10 of the Municipal Code as outlined in Attachments A and C. A roll call vote was taken:

Ayes: Balogh, Page, Gaspar, Hendricks, Przepiorka

Nays: None

Motion passed

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Village Board approval of the text amendment to Title 9 of the Municipal Code as outlined in Attachment B. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendricks, Przepiorka

Nays: Page

Motion passed

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

None

VI. DISCUSSION ITEMS

None

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn said the Village Board on January 19th did approve the Site Plan Approval and Comprehensive Plan Amendment for the office/warehouse building at 8110 Lemont Road.

VIII. ADJOURNMENT

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

Ayes: Page, Balogh, Gaspar, Hendricks, Przepiorka

Nays: None

Motion passed

Commissioner Hendricks,
Pro Tem Chairman

Peggy Halper, Secretary