

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Specially Called Meeting June 29, 2015**

A specially called meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, June 29, 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 7:38 p.m. He stated he will be acting as pro tem Chairman for Chairman Zawacki.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Hendricks, Mast, Page, Przepiorka

Absent: Zawacki (Arrived at 7:39 PM)

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

III. APPROVAL OF MINUTES FOR THE MARCH 6, 2015 MEETING

Commissioner Przepiorka made a motion, seconded by Commissioner Balogh to approve the minutes from the March 6, 2015 meeting with no changes. A roll call vote was taken:

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

Nays: None

Motion passed

IV. CONSIDERATION OF A REZONING FROM THE WILL COUNTY R-2 RESIDENTIAL DISTRICT TO THE VILLAGE OF WOODRIDGE OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT, A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, AND PRELIMINARY AND FINAL PLAN AND PLAT OF PLANNED UNIT DEVELOPMENT SEVERB OFFICE WAREHOUSE – 17404 BLUFF ROAD – SEVERB, LLC

Chairman Zawacki entered the meeting at 7:39 p.m.

A. Public Hearing

Pro Tem Chairman Hendricks called the public hearing to order at 7:39 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.

Mrs. Horn, Senior Planner for the Village of Woodridge was sworn in and stated she would like to make staff's report part of the public hearing record as exhibit "B". The 2.8 acre subject property is located in Will County south of Woodridge's corporate boundary. The property abuts Katherine's Crossing cul-de-sac, which is a Village owned right-of-way to the north, office-warehouse development to the west, a landscape business to the south, and two residential homes to the east. Previously there was a single-family home and detached garage on the property. Those have been demolished and the property is now currently vacant. The site previously had access to the south by easement down to Bluff Road.

Mrs. Horn said the proposed development includes a 41,900 square foot office-warehouse facility with parking for 47 automobiles and six loading docks. The development request requires annexation into the Village, rezoning to the ORI (Office, Research and Light Industrial), special use permit for a Planned Unit Development (PUD) and preliminary and final plan and plat of PUD. The Comprehensive Plan identifies this area for business park uses. The proposed use complies with the Comprehensive Plan as well as the ORI zoning district and is consistent with the existing office/warehouse to the west.

Mrs. Horn stated access to the property will be exclusive to the Katherine's Crossing right-of-way to the north and there will no longer be access to the south. There is an existing 33 foot unimproved right-of-way (she showed on the overhead) located on the east side of the subject property. As required by state statute the 33 foot unimproved right-of-way will be annexed to the Village along with the annexation of the subject property. Staff feels access to the subject property can adequately be accommodated by the private access drive to Katherine's Crossing instead of an extension of the public right-of-way south. Therefore, what is proposed is the 33 foot unimproved right-of-way would be dedicated to the subject property to be utilized for an access drive on the western portion and landscape setback on the eastern 20 feet. Staff thinks this design will preserve the long-term opportunity for future office-warehouse development in the area while balancing in the short term the need to be sensitive to the adjacent residential properties.

Mrs. Horn said the landscape plan sufficiently meets the Village Code requirements. The applicant has provided substantial landscaping at the east end of the property to provide screening from the residential properties. There is also a six foot solid wood fence proposed that is about 10 feet back from the east property line. She showed on the overhead where that fence will be located. In addition to landscaping on the inside of the fence there is a five foot wide landscaping strip on the east side of the fence to provide additional screening. These provisions coupled with the setback of the building from the east property line will provide a significant buffer to those residential properties to the east.

Mrs. Horn stated as far as storm water is concerned it will be addressed to meet the requirements of the DuPage County Stormwater Ordinance. A detention pond will be provided at the south end of the property. As far as site lighting is concerned, the proposed photometric plan meets all Village Codes. She said there are two deviations being requested as part of the development. The first is to reduce the required minimum ten foot landscape setback required to allow for a zero foot setback where there is a shared access drive. As mention previously, there is a proposed 20 foot setback from the east property line. However, in the future if the properties to the east do get developed it is intended that the 20 foot setback is removed and the access drive would be expanded to serve both properties on the east and the west. The second deviation is a waiver from the requirement to submit a preliminary plan and plat of PUD. Since the applicant is moving forward simultaneously with both preliminary and final there is no need for a preliminary plan. She stated this would conclude staff's presentation.

Pro Tem Chairman Hendricks asked for the applicant to step forward to make their presentation.

Kevin Lewis, IG Consulting, was sworn in. He stated that he has prepared the plan that is being presented before the Commission tonight. Staff has done a great job presenting the overall presentation. He is available to answer any questions that they might have. He feels this proposal is consistent to the land uses that are around it. The logical use for the property is warehouse and their property is a little smaller than the adjacent buildings. The landscape along the east side is providing a buffer but they are open for the future of removing that buffer if the property to the east gets developed. He has brought with him the architect for the project.

Natalja Dobos, N. Dobos Architecture, was sworn in. She said she has prepared the preliminary drawings. She is available to answer any questions in regards to the architecture.

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

Commissioner Mast asked if there was any anticipated noise and is the landscape design and fence supposed to address that.

Mr. Lewis stated that there is no particular noise that will be generated other than the typical noise that will be generated from traffic. The landscaping is more of a visual buffer.

Commissioner Mast asked if it was safe to say that noise is not a concern.

Mr. Lewis said they are not concerned about noise.

Commissioner Przepiorka asked if the dock doors are on the east side and how many are there.

Mr. Lewis stated they are on the east and there are four with a 2 drive in doors in the middle - 6 total.

Commissioner Przepiorka asked if there was any consideration for putting that on the west side.

Ms. Dobos said it was not working out with the zoning requirements. That was their original design but the Village suggested putting it on the other side for future access.

Mrs. Horn stated the way the design is proposed will allow for future connection so there would be a joint access to Katherine's Crossing. This will limit the curb cuts along that road. It is intended that redevelopment to the east would orient docks towards the access drive as well, so the docks will be facing each other with an access drive in the middle. In the interim, the area preserved for joint access will be a landscape and fence screening area for the benefit of the properties to the east.

Pro Tem Chairman Hendricks asked if there were any more questions from the Commission. None responded. He then asked if there was anyone in the audience that would like to speak in regards to this public hearing.

Robert Fisher was sworn in. He stated he is the last house on the street and has lived with the basic development that is already there. He has to live with the run-off water that was not originally handled with that plan. The light and noise that will be generated 200 feet from him is not appreciated. Trucks park on Katherine's Crossing all night and you can hear them idling and with the back up alarms. If possible he would like the docks facing the other way. Secondly the lot line for Katherine's Crossing is five feet so he is concerned that he is going to catch some type of water on his property. Giving the elevations there where the fence is they will still see part of the road unless it is put on top of the elevation that is now Katherine's Crossing. He said he does not want to stop business but he does not want to catch any more water and he is getting tired of the lights and noise in the middle of the night. He asked if they would face the docks west instead of east.

Mr. Lewis said they had worked out the site plan to accommodate the driveway access to the side and would like to proceed with that. In regards to the drainage, one of the things the site currently has in that general area is that there is nothing holding the drainage coming from the subject property and discharging it off to the east. Staff wanted them to look at a way to capture the storm water and restrict its release so it wasn't draining off anywhere - to improve the existing condition of the property. One of the things that they have done was extended the storm sewer so none of their water is discharging over land towards the cul-de-sac or to the east. As proposed, we would not be releasing any of the water being detained. The water that lands on their parking lot or roof is going to be captured and put into the storm sewer system.

Mr. Fisher stated he understands that but there is 20 feet of space where there is a five foot difference in elevation and that is going to end up going somewhere. The only way it could go is east.

Mr. Lewis said he agreed. However, right now no water is being detained on site. Limiting the draining coming from a 20 foot strip instead of the entire site will be a very, very significant reduction of drainage coming from the subject property. One other thing they also did was move the fence ten feet off of the property line. The fence is higher than if it was closer to the property line.

Commissioner Przepiorka asked if the planting along that fence line were new plantings and are there any plantings there now.

Mr. Lewis stated they were going to plant new plantings there. There is some vegetation at the north end but there is not a significant row.

Mr. Fisher said where the proposed fence is going is where he put a berm in himself because he did not get any satisfaction from the people at Wood Hill Crossings. Over years and years of growth there are some bushes and a few trees but it is all natural. There are some bushes along the property line that he hopes will not be affected. The only way they were able to keep the water off his septic field was to put that berm in. The only real water that was coming was coming from Katherine's Crossing hill down to the end of King's property.

Mr. Lewis asked if the area north of his property was the wetland.

Mr. Fisher stated that is a natural drainage that goes all the way down to Bluff Road.

Mr. Lewis said what he has done in their development is the northern portion of the site that he is seeing generally all drains to that corner of the property because that is the natural drainage. He showed on the overhead the whole area that is going to be captured and redirected into the storm system to the south. So none of that water is going to be running off into that direction whether it is coming through the wetland or directly onto it. He feels that there is not a better way to limit the amount of water that is coming off the property out in his direction. He feels confident that this will be a significant improvement for him.

Mr. Fisher stated if he understands these plans there is a five foot elevation change in that corner.

Mr. Lewis said there is that berm that is there and they have to deal with the grades that are in place as well.

Mr. Fisher asked if this does not work out as planned with the drainage what is his recourse. He asked does he come and complain to the Commission.

Michael Mays, Director of Community Development for the Village of Woodridge was sworn in. He stated that Mr. Fisher can contact him regarding any complaints with noise, drainage, or flooding with this property or prior concerns with previous developments. The Village Code has noise standards within its code and they could follow-up to make sure the businesses are in compliance with Village regulations.

Mr. Fisher said he does not want to stop any business but he would like to see the operational side of this business face to the west. It will take care of the noise, light and garbage that blows onto his property.

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 asked if the applicant wanted to make a closing statement. They declined. He then called for a motion to close the public hearing.

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

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

Nays: None

Motion passed

B. Plan Commission Discussion

Pro Tem Chairman Hendricks asked if there were any further questions or comments from the Commission.

Commissioner Page asked to clarify that if this is approved then the fence will go up along with the landscaping. The deviation they are seeking is if another building wants to come in.

Mrs. Horn said as proposed it does meet the required setback of 20 feet from residential. However, in the future, if the property to the east is developed it is intended that the drive would be expanded so then the setback would be eliminated so there is a joint access. It is a deviation for the future.

Commissioner Page asked if they could just come back in the future when that property is developed.

Mrs. Horn stated the property to the east would have to go through this same process to get annexed, rezoned, and redeveloped.

Commissioner Balogh said so the properties to the east would no longer be residential if redeveloped.

Mrs. Horn stated they currently are residential, but the area in the Comprehensive Plan is designated for office, research and light industrial uses. If it was to be redeveloped in conformance to the Comprehensive Plan it would likely be similar office/warehouse type uses. It could then use the shared access so they do not have to add another curb cut onto Katherine's Crossing.

Commissioner Balogh said then there would be no residential property that would be affected.

Mrs. Horn stated if the residential properties redeveloped similar to this property then they would have to evaluate the surrounding properties.

Mr. Mays said there are additional residential properties further to the east.

Chairman Zawacki asked if Mr. Fisher's property was annexed into the Village.

Mrs. Horn stated it is unincorporated Will County.

Chairman Zawacki said they are just trying to plan for the future so if Mr. Fisher decides to sell his property then they could adjoin the access drive. They are trying to mitigate any problems by adding the berm and the fence.

Pro Tem Chairman Hendricks asked if there were any further questions or comments. None responded.

C. Findings of Fact

Mrs. Horn stated staff had prepared two Findings of Fact that are included in attachment six and seven. The Plan Commission can modify these Findings as necessary and should then adopt them under two separate motions.

D. Staff Recommendation

Mrs. Horn said staff recommends that the Plan Commission recommend to the Village Board approval of the rezoning to ORI, Special Use Permit for a PUD and Preliminary and Final Plan and Plat for a PUD based on the approved Findings of Fact, the plans listed on page five of staff's report and the conditions listed on page six of staff's report.

Commissioner Mast stated she had asked earlier about the conditions for noise and the response that she got was that the fence was more for visual. She asked if staff could provide some expertise for them that if there is concern regarding noise would there be a better type of fence or landscaping that could help mitigate noise.

Mrs. Horn said there are provisions in the code that restrict noise that they could look at if there are concerns in the future. They could always talk to their Engineer to see if a higher fence would provide any additional noise barrier.

Commissioner Mast stated if they are going to be rezoning properties she would like a better understanding of it up front.

Chairman Zawacki said they should be more concerned about the trucks being parked out there. That is a code enforcement issue and that might mitigate the concerns for Mr. Fisher.

Pro Tem Chairman Hendricks asked what is the ordinance regarding idling.

Mr. Mays stated it talks about the activities of the trucking operations and the times that they could occur. There are loading and unloading activities and it is basically during normal hours of operation. He said they could work with the police department for after hours to make sure trucks are not idling or making noise. The other issue is as it relates to decibel levels. Depending on the type of business there is a certain threshold of decibels that is allowed for certain businesses. They have responded to those concerns in the past and have worked with businesses to mitigate and address those concerns that have been raised regarding noise.

Commissioner Przepiorka asked if the developer has any businesses planned to occupy the space.

Mrs. Horn said it is still speculative at this point.

Commissioner Przepiorka asked what types of businesses are allowed in this zoning district.

Mrs. Horn stated office, research and light industrial. It would be similar to what is seen at Wood Hill Crossing and International Centre. Some of the uses that are listed are manufacturing, light assembly, fabricating, processing, storing, and cleaning goods, services or products provided that they are all indoors.

Mr. Mays said what the code says in regards to noise is the decibel level at the property line shall not exceed 80 decibels. That is further reduced by six decibels during the hours of 7 p.m. to 7 a.m. It seems to be truck activity on Katherine's Crossing which is in close proximity to the resident. That is what they will focus on in terms of follow-up.

Pro Tem Chairman Hendricks asked if there were any further questions or discussions. None responded. He then called for a recommendation.

E. Plan Commission Recommendation

Commissioner Balogh made a motion, seconded by Chairman Zawacki to adopt the Findings of Fact for the Planned Unit Development as listed in attachment 6 of staff's report dated June 29, 2015. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Przepiorka made a motion seconded by Commissioner Page to adopt the Findings of Fact for the Special Use Permit as listed in attachment 7 of staff's report dated June 29, 2015. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Zawacki to recommend to the Village Board approval of the Rezoning, Special Use Permit for a Planned Unit Development, and Preliminary and Final Plan and Plat for a Planned Unit Development based upon the plans 1 through 5 listed on page 5 of staff's report, the deviations listed on page 5 of staff's report, and subject to conditions a through d listed on page 6 of staff's report dated June 29, 2015. A roll call vote was taken:

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

Nays: None

Motion passed

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

None

VI. DISCUSSION ITEMS

Mrs. Horn stated this will be Commissioner Page's last meeting on the Plan Commission because she will be joining the Village Board starting Thursday evening.

Commissioner Page thanked her fellow Commissioners and stated it has been a pleasure serving with them.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn stated in April the Village Board did approve the splash pad amenity for Waterbury.

VIII. ADJOURNMENT

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

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

Nays: None
Motion passed

Cameron Hendricks, Chairman

Peggy Halper, Secretary