

VILLAGE OF WOODRIDGE

PLAN COMMISSION MEETING

Regular Meeting of September 21, 2015

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, September 21, 2015 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Chairman Hendricks called the meeting to order at 7:29 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Gaspar Balogh, Mast, Przepiorka, Hendricks

Absent: None

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

III. APPOINTMENT OF VICE CHAIRMAN

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to appoint Commissioner Mast as Vice Chairman. A roll call vote was taken:

Ayes: Balogh, Gaspar, Hendricks, Mast, Przepiorka

Nays: None

Motion passed

IV. APPOINTMENT OF SECRETARY

Commissioner Mast made a motion, seconded by Commissioner Gaspar to appoint Commissioner Balogh as Secretary. A roll call vote was taken:

Ayes: Mast, Gaspar, Balogh, Hendricks, Przepiorka

Nays: None

Motion passed

V. APPROVAL OF MINUTES FOR THE JUNE 29, 2015 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Mast to approve the minutes from the June 29, 2015 meeting with no changes. A roll call vote was taken:

Ayes: Gaspar, Mast, Balogh, Hendricks, Przepiorka

Nays: None

Motion passed

VI. CONSIDERATION OF A MAJOR AMENDMENT TO A SPECIAL USE AND SITE PLAN FOR PUBLIC SERVICE AND UTILITY USE IN THE M-1 ZONING DISTRICT – DUPAGE COUNTY SALT DOME – 7900 ROUTE 53 – DUPAGE COUNTY

A. Public Hearing

Chairman Hendricks called the public hearing to order at 7:32 p.m.

Chairman 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 their 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 in 2013, DuPage County received approval to construct a shelter that was to be used solely for salt storage and loading. As part of the development approvals the County sought relief from the Zoning Ordinance regarding landscaping requirements and accessory structure height. The County never constructed the shelter and the County is instead requesting construction of a salt dome that will need additional relief from the Zoning Ordinance regarding accessory structure height.

Mr. Zawila said the applicant is seeking a major amendment to the special use to construct an 8,061 square foot salt storage building and associated improvements. The area of the previously approved structure was 10,870 square feet. Similar to the previous approvals, the new structure will solely be used for salt storage and loading. Public utility and service uses require a special use in the M-1 Manufacturing District. The Comprehensive Plan identifies this area for transportation and utilities uses. The proposed use complies with the Comprehensive Plan and M-1 District, and is consistent with other structures in the treatment plant.

Mr. Zawila stated regarding traffic, no additional traffic is anticipated as salt loading operations currently exist on the site. With the new site plan and structure, the anticipated traffic will be the same as previously represented with the original approvals. Similar to the previously approved plans, the applicant is requesting relief from the foundation landscaping requirements. In lieu of the required landscaping the applicant is proposing to install additional landscaping southeast of the proposed structure to offer additional screening for the existing pole barn structure.

Mr. Zawila said the structure itself will consist of a standard prefabricated dome structure on a concrete wall foundation. The concrete wall will support the dome structure that will reach a height of 62 feet and 9 inches in maximum height. The previously approved structure received relief for a maximum height of 39 feet and 10 inches. The applicant is requesting the relief in order to accommodate the salt storage volume required for snow operations. Even with the increase in height the building will be significantly screened with the existing landscaping already on the site, in addition the applicant will be providing landscaping to further screen other structures on the site. Concluding staff's presentation he stated that the building is set back approximately 490 feet from the roadway.

Chairman Hendricks asked if the applicant wanted to make a presentation.

Susan Novak, engineer for the project, was sworn in and stated she works for Trotter & Associates who is representing DuPage County. She stated that the salt storage facility is located on the west side of Route 53 and about a half mile south of 75th Street. The existing site is for the Greene Valley Wastewater Treatment Facility and the proposed project is within those limits. On the north is Crabtree Creek and the west is the vector receiving station. She showed on the overhead some aerial views of the site, where the dome will be located, and the location of the other facilities on the site.

Ms. Novak stated this will benefit the County as it will reduce and eliminate the contamination of the salt by reducing the exposure to the elements. Additionally, the space in the shed is needed for the County for the storage and drying of sludge. She then showed on the overhead a picture of what the dome would look like on the inside and outside. As stated, they are proposing landscaping and some best management practices on this site in order to provide a buffer between the salt facility and Crabtree Creek. This buffer includes green infrastructure such as coarse concrete and bioswale that surrounds the majority of the perimeter of the salt storage facility. Additionally underneath these items is a detention trench that will hold all the required detention volume for the additional impervious area. The

proposed improvements will consist of wetland plantings within the swale that will run all the overland flow directly to Crabtree Creek. The swale and infiltration trench will hold about 14,000 gallons of water before releasing into the creek.

Ms. Novak said the proposed landscape plantings will help screen the side that is viewed from Route 53. The permits that they have applied for and received have been from the Army Corps of Engineers, Illinois Historic Preservation Society, IDNR, DuPage County for stormwater and under review for Woodridge building permit. She asked if there were any comments or questions.

Commissioner Mast asked if there were any specific environmental concerns that weren't addressed. The agencies just mentioned did not sound like they were environmental.

Ms. Novak stated the IDNR is an environmental agency and the Village of Woodridge stormwater does require them to have best management practices for this site because they are located next to the creek, in order to mitigate any salt from contaminating the wetlands or the creek.

Commissioner Mast asked if she could review the stormwater improvements again.

Ms. Novak said the perimeter of the building has a five foot concrete walkway and is adjacent to seven feet of porous concrete. This allows water to infiltrate into the ground and the bioswale plantings that will help clean the water. It will store and clean water before it discharges off site and into Crabtree Creek. The idea behind it is that any of the salt that is dropped into the ground will be infiltrated into the ground and will be slowly released into the creek instead of directly discharging it.

Commissioner Przepiorka stated currently the salt is stored in the pole barn building. He asked how much of that salt finds its way out into the environment through wind, rain or run-off and how much will the new structure help to reduce that.

Ms. Novak said she could not answer as to the exact amount of salt that is lost to the environment. It is really going to depend on the housekeeping of the County. A significant portion that is lost to environmental elements will no longer be lost because the salt will be contained in the building.

Commissioner Przepiorka asked what about the truck tires going in and out of the building.

Ms. Novak stated it is going to be good housekeeping practices with the County and sweeping up after themselves.

Commissioner Przepiorka asked how many openings are there on the salt dome. Ms. Novak said there is one.

Commissioner Przepiorka asked what happened to the previous proposal that they had approved.

Paul Krueger, Chief Highway Engineer for DuPage County, was sworn in. The previous structure had less capacity. They are looking to store enough salt for the entire winter season. In the fall they will get a delivery to fill the dome and that should last the whole winter.

Commissioner Mast asked just as a point of reference, are there any structures in the area that are similar in height to this.

Mr. Zawila stated there is nothing in the area similar in height. When they went through the 2013 approval they did compare it to the existing pole structure and that was 36 feet in height.

Commissioner Mast asked what about across the street at Route 53.

Michael Mays, Director of Community Development, was sworn in. He said the structures to the north are approximately the same height of 60 feet. There is the County building which is two stories high. The properties across the street are the Buddhist Temple and their buildings are at a higher elevation. From Route 53 to where the proposed salt dome is an approximately ten foot drop.

Commissioner Balogh asked if this dome would be serving the whole county.

Mr. Krueger stated as far as DuPage County goes there are two similar salt domes at their Wheaton facility and Downers Grove has one as well.

Chairman Hendricks asked if there were any additional questions. None responded. He then asked if there was anyone present in the audience that would like to speak in regards to this public hearing.

Mike Martinez, 8025 Route 53, was sworn in. He referenced that it has been stated that this dome would create additional capacity for the salt storage. There would be one delivery a year for the salt and there would be no additional traffic flow out of

this facility. He said his concern is for his neighbors that walk from the apartments to 75th Street and inquired if there would be an increase in traffic; if not now, then how about five years from now. They could be presented to service other areas with salt and then there may be an issue because there is not a street light there. He asked what is the County going to do to ensure that the traffic flow that comes out of this facility is going to remain the same as it is today.

Mr. Krueger said as long as the dome is being served by DuPage County only, there should be no increased traffic. Regarding the future, if other municipalities want to come in and share the salt that has not been addressed at this point. They would have to address that at the time the opportunity presents itself.

Mr. Martinez stated that is not acceptable to him.

Mr. Krueger said he can only address what they are doing right now.

Mr. Martinez stated he understands that they are talking about today but he is talking about the future. The Village is now facing an issue somewhere else because of what happened down the line on a plan that was done in the 90's to control sound and noise. Now we are dealing with a situation that is out of the control of the Village that may create additional traffic if the dome starts servicing other communities and that is a concern for him. His second concern is what they are going to do with the additional capacity for the pole barn.

Ms. Novak said the additional capacity will be used for drying and storage of the sludge that is generated by the waste water treatment center.

Mr. Martinez asked what steps are you taking to control the odor that emits from that sludge.

Mr. Krueger stated he was not involved with the construction of the vector station. That question would have to be addressed to the DuPage County Public Works Department.

Mr. Martinez said it was his understanding from earlier discussions that he had, that the sludge would not be increased.

Chairman Hendricks asked what he was referring to.

Mr. Martinez stated if the pole barn is being used to create more sludge and fertilizer. The odor that is emitted from this process is quite strong and it does bother the neighbors.

Mr. Mays asked Mr. Zawila to show on the overhead projection the location of the pole barn.

Mr. Martinez said his concern is the amount of additional sludge that is going to be created and put into this pole barn.

Ms. Novak said the sludge is already being generated on site and they store it in the pole barn. The excess stalls that will no longer be used for salt storage will be used for sludge. This will permit the county to create smaller piles so it can dry faster. It is not necessarily an increase to the volume of sludge as the increase in surface area so it can dry faster.

Mr. Martinez stated his last concern is the noise because he lives a third of a mile away. He chooses to live there and he knows that the Village takes care of its residents. He wants to make sure that this particular structure does not impact the residents that he thinks it may, further in the future.

Chairman Hendricks asked if there was anyone else in the audience that wanted to speak in regards to this public hearing. None responded. He then asked if the applicant wanted to make any closing statements. Applicant declined. He then called for a motion to close the public hearing.

Commissioner Gaspar made a motion, seconded by Commissioner Mast to close the public hearing. A voice vote was taken:

Ayes: Gaspar, Mast, Balogh, Hendricks, Przepiorka

Nays: None

Motion passed

B. Plan Commission Discussion

Commissioner Przepiorka asked in staff's packet there is an attachment four which is a letter from DuPage Division of Transportation. The first paragraph on project overview states the DuPage County Division of Transportation intends to construction a salt storage facility at the existing Green Valley Waste Water Treatment plant. The current site is a decommissioned waste water treatment plant. He asked if that was an accurate statement.

Mr. Krueger showed on the overhead the proposed site and where the dome was going to be built. The decommissioned waste water facility structure is directly east of the proposed dome site. It has not been in use for over 25 years.

Commissioner Przepiorka asked with that in mind, does that mean they can increase the amount of production on the working side of the waste water facility. He asked how can that be monitored as to whether they can do that or does the Village have control over that.

Mr. Zawila said with any new operations or expansion of services or uses of buildings staff would evaluate. If there is an expansion then they would have to review it. He thinks with something like this a building permit would have to be pulled also.

Commissioner Przepiorka asked if the pole barn was only used for salt or is there sludge in there now.

Mr. Zawila stated it is the salt, sludge and other operations.

Commissioner Przepiorka asked if the amount of sludge production would increase.

Mr. Krueger said this is not his line of expertise.

Commissioner Mast stated it seems like there is some information from DuPage Public Works that is still needed.

Chairman Hendricks asked if staff had received any complaints regarding the smell from that facility.

Mr. Mays said he does not personally recall them, but that does not mean that there were not any. Staff can look through the code enforcement history and determine whether any complaints have been received by the Village.

Commissioner Gaspar stated that he has toured the Downers Grove facility and has seen the proximity of the houses to it. This facility is much farther away from houses.

Commissioner Mast asked if five years down the line there is a possibility of other municipalities sharing this facility.

Mr. Mays said the County is representing that the salt dome is able to store enough salt for the County on an annual basis. What they can't commit to is if there are

requests from other municipalities to share that salt in the future that the County may consider. What that means is that other municipalities' trucks would come to obtain that salt.

Chairman Hendricks asked if there were any further questions or comments from the Plan Commission. None responded. He then called for a motion to approve the Findings of Fact.

C. Findings of Fact

Commissioner Gaspar made a motion, seconded by Commissioner Przepiorka to approve the Findings of Fact for a Special Use, as contained in Attachment 6. A roll call vote was taken:

Ayes: Gaspar, Przepiorka, Balogh, Hendricks, Mast

Nays: None

Motion passed

D. Plan Commission Recommendation

Chairman Hendricks then called for a motion of recommendation.

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to recommend approval to the Mayor and Board of Trustees approval of a special use and site plan, request for the DuPage County Public Works Salt Storage Facility, subject to plans listed on page four of staff's report dated September 21, 2015 and subject to the condition that the development of the subject property shall comply with all applicable Village Codes and Ordinances and subject to the relief noted in Attachment 6.

Commissioner Mast asked if the condition can be added for gathering information from DuPage Public Works in regards to what was mentioned tonight.

Mr. Mays said the motion can be amended.

Commissioner Balogh made an amended motion, seconded by Commissioner Gaspar to recommend approval to the Mayor and Board of Trustees approval of a special use and site plan, request for the DuPage County Public Works Salt Storage Facility, subject to plans listed on page four of staff's report dated September 21, 2015, subject to the conditions: that the development of the subject property shall comply with all applicable Village codes and Ordinances, and that the following additional information be provided: information on previous complaints received by the Village

regarding county sludge operations; response from the county on any planned sludge operation expansions; and subject to the relief noted in Attachment 6. A roll call vote was taken:

Ayes: Gaspar, Przepiorka, Balogh, Hendricks, Mast

Nays: None

Motion passed

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

None

VIII. DISCUSSION ITEMS

None

IX. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn said the Village Board did approve the Severb Office Warehouse development.

X. ADJOURNMENT

Chairman Hendricks called for a motion to adjourn the meeting.

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

Ayes: Przepiorka, Gaspar, Balogh, Hendricks, Mast

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper Recording Secretary