

VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Specially Called Meeting of February 2, 2015

A special meeting of the Plan Commission for the Village of Woodridge was held at 6:30 p.m. on Monday, February 2, 2015 in the Executive Conference Room of the Village Hall, Five Plaza Drive Woodridge, Illinois.

Present: Commissioners Balogh, Gaspar, and Page, Director of Community Development Michael Mays, Senior Planner Jenny Horn, and Planner Jason Zawila.

I. PLAN COMMISSIONER TRAINING

A. Zoning

Mr. Zawila provided a brief overview of the 12 zoning districts in the Village, including the residential, commercial and industrial zoning districts. He identified the typical permitted and special uses in each zoning district and geographically depicted the zoning districts throughout the Village on a color coded map.

He provided a brief explanation of the difference between the broad recommending document that is the Comprehensive Plan and the binding approvals granted by annexation and zoning by the municipal authorities.

He gave an overview of the Village's Planning Boundary, which extends 1.5 miles outside of the Village's boundary with the exception of area that is already annexed by another municipality or is designated otherwise in a boundary line agreement with another municipality. He explained how properties outside of the Village boundary but within the Village's Planning Boundary are planned for by the Village through the Comprehensive Plan.

The Plan Commission had general inquiries regarding the review authority of stormwater permitting, and who decides on which uses are in each district. Staff stated that Woodridge is a full-waiver community and administers the stormwater ordinance for the community. Regarding the decision on which uses are in each district, Staff explained that the Village can determine what is permitted within each Zoning District. A change to the Zoning Ordinance would be reviewed by the Plan Commission and the Village Board.

B. Tax Increment Financing

Ms. Horn started the discussion on TIF districts. She explained that they are an economic development tool granted to municipalities by state statute. They are targeted to areas in decline and are intended to encourage development and help stabilize property values. She outlined the requirements for TIF district creation, how funds are generated, and how TIF funds—called the “TIF Increment”—can be utilized within the TIF district.

Ms. Horn outlined the Village's existing Janes Avenue TIF district, which encompasses properties east and west of Janes Avenue between 83rd Street and Spring Street for a total of 51 acres. She summarized the Janes Avenue Redevelopment Plan, which establishes the overall goals for the TIF district including encouraging development and increasing the real estate tax base for participating taxing bodies.

Ms. Horn noted the projects that have been completed in the Janes Avenue TIF district, including the J&L Fasteners Façade Grant, Waterbury exterior improvements, and streetscape improvements along Janes Avenue. She further discussed the ongoing projects including the redevelopment of Janes Plaza for the Park District Athletic Recreation Center and the residential reinvestment grant program.

II. ADJOURNMENT

The training session was adjourned at 7:30 p.m.

Chairman Zawacki

Jenny Horn, Secretary