

VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of April 18, 2016

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, April 18, 2016 in the Board Room of the Village Hall, Five Plaza Drive Woodridge, Illinois.

I. CALL TO ORDER

Pro Tem Chairman Mast called the meeting to order at 7:34 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Hendle-Kinnunen, Hulbert, Mast, Przepiorka

Absent: Gaspar, Hendricks

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

III. APPROVAL OF MINUTES FOR THE MARCH 7, 2016 MEETING

Commissioner Przepiorka made a motion, seconded by Commissioner Balogh to approve the minutes from the March 7, 2016 meeting with no changes. A roll call vote was taken:

Ayes: Przepiorka, Balogh, Hendle-Kinnunen, Hulbert, Mast

Nays: None

Motion passed

IV. CONSIDERATION OF A SPECIAL USE PERMIT FOR AN ELECTRONIC MESSAGE BOARD – 7925 JANES AVENUE – WOODRIDGE SCHOOL DISTRICT 68

A. Public Hearing

Pro Tem Chairman Mast called the public hearing to order. She then reviewed the application before the Plan Commission verifying that all required public notices had been given. She stated a copy of the certificate of publication shall be made part of the public hearing record as exhibit “A”. She 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”. The subject property consists of a 2.82 parcel owned by School District 68. It is currently developed with the School District 68 Administrative Building. The site is currently zoned R-3

with a special use permit for a school district administrative building. The site was granted the special use permit in 1999.

Mr. Zawila said School District 68 is proposing to replace the existing monument style ground sign, which was removed earlier this year. As illustrated in Attachment 2, the proposed monument sign is approximately 23 square feet per side and incorporates an electronic message board component. The electronic message board portion of the sign totals approximately 15 square feet per side. The proposed total sign face area of 58 square feet is permitted by the Village Code. The School District will also provide a 185 square foot landscape area at the base of the sign. The Village Code also requires one and one half square feet of landscaping for each square foot of sign surface area, or a minimum of 150 feet (whichever is greater). The proposed landscape plan exceeds this requirement by 35 feet.

The sign will be located 102 feet east of the nearest residential property. The Village Code does require that electronic message boards be placed a minimum of 100 feet from residential properties. The proposed electronic message board will be used by the School District to display messages pertaining to School District 68 events and activities. At the discretion of the School District, it will be allowed to display messages by other entities, such as the Village and the Park District. The proposed sign also meets all provisions for electronic message signage in the Woodridge Village Code. He stated that there are representatives from the School District and the sign company present this evening to answer any questions and that concluded staff's presentation.

Pro Tem Chairman Mast asked if the applicant wanted to come up and make their presentation.

Robbie White, Olympic Sign Company, stated staff covered everything. They are looking to install a monument sign at the School District with a double sided electronic message board. The Woodridge School District 68 will illuminate as well, however the 7925 will not be illuminated. The screen will be one color.

Pro Tem Chairman Mast asked if there was anyone in the audience that wanted to come up and speak in regards to this public hearing.

Buzz Walneck, 7923 Janes Avenue, was sworn in and said he has lived here for 49 years. The School District have been really good neighbors. His concern was having a sign that was illuminated and that flashes. The sign is supposed to be stagnate with just the text changing. Being able to see how far away it is makes him feel better. He has no problem with the size of the sign.

Dave Dul, 7919 Janes Avenue, was sworn in and stated he wanted to make sure that the sign is going to be placed at the south end of the property.

Mr. Zawila showed on the overhead where the sign was going to be located.

Pro Tem Chairman Mast asked if there was anyone in the audience that had any further questions or comments in regards to the public hearing. None responded. She asked if the applicant wanted to make any closing statements and they declined. She then called for a motion to close the public hearing.

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

Ayes: Przepiorka, Mast, Balogh, Hendle-Kinnunen, Hulbert

Nays: None

Motion passed

B. Plan Commission

Commissioner Balogh asked if you will be able to read the sign whether you were going north or south.

Mr. White said that is correct.

Commissioner Balogh asked if there were any running messages.

Mr. Zawila stated it does have to be a static message for 10 seconds and then change to the new message. There will be no flashing or blinking according to Village code.

Commissioner Hendle-Kinnunen asked if the sign would run 24 hours.

Mr. White said that is up to the School District, but the sign could be.

Pro Tem Chairman Mast asked if they know what the school district intentions are.

Mr. Zawila stated right now it would be 24 hour and the code does not regulate either way.

Commissioner Przepiorka asked what color are the letters.

Mr. White said they are amber.

Commissioner Przepiorka asked if the School District 68 logo was front lit or back lit.

Mr. White stated that is what is called a push through element. It is routed and edged and the face of the panel itself will not illuminate but the sides of all the letters will.

Commissioner Przepiorka asked if the white portion of the background had lights behind it.

Mr. White said it is an opaque background and it will illuminate everything you see. The panel itself will not.

Commissioner Przepiorka stated so it will not be a big bright square.

Mr. White said no it will not.

Commissioner Przepiorka asked why the address is not being illuminated.

Mr. White stated that was a request of the School District.

Pro Tem Chairman Mast asked since they are getting more requests for these types of signs what is the policy for residential areas and these signs.

Mr. Zawila said this is a non-residential use in a residential district which is very similar to the Park District approval. It does have to go through a special use process and every sign is regulated the same. There is a certain percentage of sign that is allowed to be electronic, timing of the message has to be static for 10 seconds, and no flashing. There are commercial properties that are zoned B-1, B-2, and B-3 on minor and major arterials that are actually permitted by right. There was a text amendment regarding this a couple of years ago. As long as it meets the code and the area requirements it would be handled by staff.

Pro Tem Chairman Mast stated so there is a distinction between residential and commercial. It is also not limited to just education.

Mr. Zawila said there is a distinction between residential and commercial. It is also not just limited to education, it would be non-residential uses in residential districts.

Pro Tem Chairman Mast stated that might be something that they want to look at and limit it to certain types of institutions. She has looked at other communities and feels this might be something they need to look at.

Commissioner Hulbert asked if the 100 feet minimum was for all signs or just electronic message signs.

Mr. Zawila said it is for electronic message signs when adjacent to residential uses.

Commissioner Hulbert stated he is concerned about where the previous sign was located and the visibility of it compared to where the new sign is located.

Mr. Zawila said the old sign was a little more north approximately 20 more feet than the previous location. It is located 136 feet south of the residents to the north.

Commissioner Hulbert asked besides looking at the nuisance for the residents, is the applicant comfortable with where the sign is located and visibility of the sign.

Mr. White said yes.

Pro Tem Chairman Mast asked if there were any further questions or comments from the Commission. None responded. She then asked for staff's recommendation.

C. Staff Recommendation

Mr. Zawila said two motions are needed, one is to adopt the Findings of Fact and the other being the recommendation.

Pro Tem Chairman Mast called for a motion for Findings of Fact.

D. Plan Commission Recommendation

Commission Hendle-Kinnunen made a motion, seconded by Commissioner Przepiorka to adopt the Findings of Fact included as Attachment 4 of staff's report dated April 18, 2016. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Przepiorka, Balogh, Hulbert, Mast

Nays: None

Motion passed

Commissioner Hulbert made a motion, seconded by Commissioner Przepiorka to recommend to the Mayor and the Village Board of Trustees approval of a Special Use Permit for an electronic message board based on the adopted Findings of Fact, Attachment 4, subject to the plans identified as number 1 and 2 in staff's report dated April 18, 2016. A roll call vote was taken:

Ayes: Hulbert, Przepiorka, Balogh, Hendle-Kinnunen, Mast

Nays: None

Motion passed

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

None

VI. DISCUSSION ITEMS

Mr. Zawila stated that Senior Planner, Jenny Horn, had a baby boy and both are doing very well.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mr. Zawila said at the March 17, 2016 Village Board meeting the Cedarhurst rezoning, special use and Planned Unit Development was approved. It is located at the southwest corner of Route 53 and 75th Street.

Pro Tem Chairman Mast asked when the official ground breaking would happen.

Mr. Zawila stated staff are reviewing the final plans now and would expect demolition to start shortly. He will keep the Plan Commission updated. It is expected to open sometime next year.

Pro Tem Chairman Mast called for a motion to adjourn the meeting.

VIII. ADJOURNMENT

Commissioner Balogh called for a motion, seconded by Commissioner Przepiorka to adjourn the meeting. A roll call vote was taken:

Ayes: Balogh, Przepiorka, Hendle-Kinnunen, Hulbert, Mast,

Nays: None

Motion passed

Pro Tem Chairman Mast

Peggy Halper, Secretary