

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of May 16, 2016**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, May 16, 2016 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 7:30 p.m.

**II. ROLL CALL**

Upon roll call the following were:

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

Absent: None

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

**III. APPROVAL OF MINUTES FOR THE MAY 2, 2016 MEETING**

Commissioner Przepiorka made a motion, seconded by Commissioner Balogh to approve the minutes from the May 2, 2016 meeting with no changes. A roll call vote was taken:

*Ayes: Przepiorka, Balogh, Gaspar, Hendle-Kinnunen, Hulbert, Hendricks, Mast*

*Nays: None*

*Motion Passed*

**IV. CONSIDERATION OF AN AMENDMENT TO THE REGIONAL PLANNED UNIT DEVELOPMENT ZONING LOT PLAN FOR LOT 4 IN UNION POINT E PHASE 4, APPROVAL OF PRELIMINARY AND FINAL PLAN AND PLAT OF REGIONAL PLANNED UNIT DEVELOPMENT FOR UNION POINTE PHASE 4, APPROVAL OF PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR UNION POINTE PHASE 4 – NORTHEAST CORNER OF I-55 AND I-355 – AMS WOODRIDGE, LLC AND ORCHARD HILL BUILDING COMPANY, D/B/A, GALLAGHER AND HENRY**

**A. Staff presentation**

Jason Zawila stated in 2011, the Village Board granted an amendment to the Village's Comprehensive Plan and the McAdams Conceptual Land Use Plan to allow the phased development of the 80 acre Union Pointe Business Park. It is located at the northwest corner of the intersection of Woodward Avenue and I-55 and I-355. The applicants are requesting zoning approvals to accommodate construction of Phase

Four, the final phase, of the Union Pointe Business Park. A 145,200 square foot office/warehouse building is proposed, along with associated parking lot and site improvements. AMS Mechanical, is a mechanical, electrical and plumbing construction service business that would move their warehousing and corporate headquarters to this location along with 130 employees. The applicants are requesting Zoning Lot Plan for Lot 4, Preliminary and Final RPUD plan and Preliminary and Final Plat of Subdivision for Phase Four of the development.

Mr. Zawila said with the 2011 approvals for the business park, staff requested that the applicants submit an overall conceptual park development plan to illustrate how the entire 80 acres of the business park, as well as 20 acres located in Bolingbrook may be built-out. This illustrative plan has been modified with Phase Four to reflect potential changes in the overall build-out. Phase four includes one development lot for Lot 4 and improvements to two existing outlots. The proposed building is oriented on the site so that the truck docks are facing the internal access road and ensures that truck activities occur on the interior of the property and are not visible from Woodward Avenue, consistent with previous phases. Additionally, the building is set back 100 feet from the Woodward Avenue right-of-way. This will allow for the incorporation of landscape berm along Woodward Avenue and significant plantings in each setback area to visually “break up” the façade and to screen the building from adjacent uses.

A total of three access points were envisioned for the business park as part of the phase one approval. They include the Adam Don Parkway at the south end of the park, the existing Murphy Road/Woodward Avenue intersection across from Hillcrest Lane, and the northern end of the park across from Westminster Drive, to be constructed when the future expansion to Orbus occurs. The phase four improvements will use the already constructed access points to and within the park. The Murphy Road/Woodward Avenue intersection, constructed as part of phase two, provides access to passenger cars and smaller trucks generated by the business park. To prohibit semi-truck traffic from utilizing Murphy Road, two barriers were constructed across Murphy Road as part of this phase, with low clearance which prohibits truck in excess of 12 feet in height.

As with prior phases, staff requested that the applicants update the previous traffic study. One area of focus has been the Murphy Road/Woodward Avenue intersection. Until the phase four submittal, the traffic studies did not project that the volumes would meet warrants for a traffic signal at this intersection. Based on current traffic conditions and assumptions, it is possible the intersection would meet warrants for a signal following full occupancy of Union Pointe phase four and then full build-out of the Tameling Property. This is primarily the result of increased regional traffic on Woodward Avenue and earlier phases of Union Pointe generating volumes that are exceeding previous assumptions. Because of the increase in traffic that will likely warrant in signalized intersection at some point in the future the developer has agreed to a monetary contribution to assist in funding a signal at this intersection. This amount is based on the pro rata share of daily eastbound approach traffic that is

expected from Phase Four. Moving forward, staff will work to negotiate a monetary contribution with the future developer of the Taming site to assist in covering the cost of signalization of the intersection. The Public Works Department will incorporate into the five-year capital budget this project as staff continues to monitor traffic at this intersection.

Mr. Zawila stated regarding semi-truck traffic, the Union Pointe Business Park was designed with an internal road to serve the entire business park. Restrictions were put into place with phase one requiring all semi-trucks to enter and exit the park from the southernmost access point of the business park. Additionally, all semi-trucks are required to travel southbound on Woodward Avenue when exiting the park and will not be permitted to travel northbound past the single-family homes. Smaller trucks and delivery vans will be permitted to enter and exit the park at any access and to travel both north and southbound on Woodward Avenue.

Due to the topography of the site, the applicants will need to remove all existing trees, scrub and brush on the site for Phase Four of the business park. The Village Code requires the replacement of 75% of all qualifying trees, but a lower percentage, at the discretion of the Director of Community Development, can be approved. The applicants are proposing to replace 38% of the qualifying trees. In exchange for not providing the remaining 37% the applicants have agreed to provide additional landscaping along the berm located along the eastern portion of the site to help minimize impacts on adjacent residential users. The proposed landscaping plan along the berm maximizes the amount of landscaping allowed that will not overcrowd the site. Staff has evaluated their proposal and placing any additional landscaping on the site would put the landscaping at risk from overplanting. In all other aspects of the Village Code the proposed plan will meet the landscaping requirements.

Mr. Zawila said as noted in staff's report the applicants are requesting one variation and deviation from the Zoning and Subdivision Ordinance this is related to the submission of preliminary plans, which is not necessary as they are submitting for final plans. He said this would conclude staff's presentation and that the applicant is present to make their presentation.

## **B. Applicant Presentation**

Mike Roberts, Vice President and CFO of AMS Mechanical, thanked the Commission for their time. The business is currently located in Burr Ridge which has a 60,000 square foot facility. It is a family owned business that was started back in 1963. It started as a four person mechanical shop doing small refrigeration work. The owner grew it throughout time and now they have about 130 people in the office with 500 to 1,000 people, varying throughout the year, doing field jobs. They have numerous divisions that range from commercial which handle such things like high rises downtown, or doing the HVAC at Midway. There is a plumbing division, a small electrical division and a heavy industrial division.

Mr. Roberts said they have a 6,000 square foot office building that houses their industrial division in Indiana. They also have a fabrication facility in Indiana as well. He then talked about each division and what they do. The Burr Ridge facility is their current headquarters and that is what they would be relocating at this site. They are excited to bring all their employees over to Woodridge. The amenities are great and they are excited to be able to offer their employees access to all the shopping in the area. They are looking for a place to stay in-between downtown Chicago and suburbs. Their company is growing because technology is needed. With that technology you need all kinds of people that can do that work. They have engineers and CAD people on staff with project managers.

Mr. Roberts stated again their business started as a small mechanical contractor and have expanded their service to being a fully diversified contractor now. He then showed a picture of their current facility. He said this would conclude his presentation.

Chairman Hendricks asked if they were moving the headquarters to Woodridge.

Mr. Roberts said yes they are. They are currently in a 60,000 square foot facility that has 20,000 square feet of office and 40,000 square feet of warehousing. Due to their growth they are stacking 2 to 3 people in each office. They needed to expand their office size and as long as they are doing that it makes sense to expand the warehouse.

Commissioner Przepiorka asked if they could talk about what type of activities would be happening at this facility especially in the warehouse.

Mr. Roberts stated in the back warehouse a significant portion would be for tool print and then for storage. There is a QA/QC area and some small sheet metal work. They do not make the long ducts, but in their business they need to be able to be very flexible. They need to be able to customize all the duct work and they will also set up a plumbing fabrication.

Commissioner Przepiorka asked what kind of trucks will be coming and going and how many.

Mr. Roberts said they have stake bed, large box and a small box truck. The service division runs all of their stuff out with a Ford E350.

Chairman Hendricks asked if there were any further questions from any of the Commissioners. None responded.

Matt Mulick, Senior Project Architect for Ware Malcomb, stated they have been asked to design this building and have designed several other buildings within the park. He showed on the overhead the design of the building. He showed what the projected vision of the building would look like facing north/south direction of the building, with the office buildings facing Woodward. It is a two story office

structure, precast glass, with a painted canopy. The colors are similar to the other facilities in the park with having that neutral tone. He then showed a sight line view of what it would look like from Woodward Avenue, Adam Don, and the landscape berm. When you look from Woodward Avenue, he demonstrated that one would not be able to see the rooftop mechanicals. He then showed the color palate that will be used and more pictures of the sight line.

Randy Metz, landscape architect for the project, said they had two goals to achieve on this project. The main goal was to comply with the Village's Ordinance. The second goal was to address any concerns that the neighbors to the east would have concerning the appearance of the facility. To do that they had some design objectives that they tried to meet. One of those designs objectives was the use of a diversified plant material. They tried to use as many different varieties of plant material to provide interest throughout the year. They tried to use native plant material wherever possible especially within the two detention basin areas. They plan on cleaning up the detention basins and revegetate it with all native plant materials. Along the foundation they plan on having various plants of different heights, colors and shape to break up the large expansion of the building and improve the overall aesthetics of the building itself. They will provide screening across Woodward Avenue to provide a buffer for the residents across the street. He then listed the quantity of each type of tree or shrub that would be planted. He feels the landscape plan that they have prepared will be an aesthetically pleasing addition to the neighborhood.

Commissioner Przepiorka asked with the berm along Woodward, would that be a continuation from the one in front of the Adam Don Building and will they be connected.

Mr. Metz stated yes it will be connected.

Chairman Hendricks asked if there were any additional presentations from the applicant. There were no further presentations.

### **C. Public Comment**

None

### **D. Plan Commission Discussion**

Commissioner Przepiorka asked were the residents from the east contacted.

Mr. Zawila said they have an interested parties list that mainly consist of residents to the east and north. They did notify them about meeting and when the application was first submitted.

Mr. Mays stated there was a commitment made by the Village Board during the first Phase of Union Pointe, because the residents had concerns at that time, they created

this registry and have about 35 names on that contact list. With each phase of Union Pointe the residents were contacted with each phase application submittal and when each phase was being considered by the Plan Commission.

Commissioner Przepiorka asked what the method of contact was.

Mr. Mays said it was through email.

Commissioner Przepiorka asked if there was any feedback with this one.

Mr. Zawila stated they did not receive any feedback in regards to this application.

Commissioner Przepiorka asked when Taming was slated for development.

Mr. Zawila said it is their understanding that it is under contract at this time. However, no plans have been submitted to Bolingbrook and no Planning Commission meeting has been scheduled that they are aware of. For the project the Village will have to enter into a water service agreement because the only access to water is on the Woodridge side and it will have to go before the Village Board.

Commissioner Przepiorka stated he drove through the site over the weekend. He was looking at how much of the 80 acres is being filled up with element (building and asphalt). When they first approved this development, does staff remember how much the site was slated for square footage for warehouse versus to how much has been built.

Mr. Zawila said with the original proposals it was approximately 1.2 million square feet for full development of the business park. That is still consistent with the approval that is in front of them tonight. What has change is the increase in office square footage. Orbus had more office then what was intended.

Commissioner Przepiorka stated his concern is where all the water is going to go. He asked if the property tilted so the water goes to the southeast.

Mr. Zawila said his understanding is that it goes south and north.

Brett Duffy, civil engineer for the project from SPACECO Inc., stated when they first developed this project they expanded a detention basin on the north side of the property. As you come along River Road there were two detention basins that were developed for the residential component. They expanded one of those basins and built a detention basin when they built the Edward Don site. A portion of the site will drain to the Edward Don basin and the remaining will go to the other two detention basins that are either side of Adam Don Parkway. He then showed on the overhead where the basins are located.

Commissioner Przepiorka asked if the detention basins were designed from the start to collect the water when everything was completely built out.

Mr. Duffy said that is correct that they were built for full build-out.

Mr. Mays stated the Village Engineer has been watching this and working with SPACECO to make sure there is full compliance with the DuPage County Stormwater Ordinance.

Chairman Hendricks asked if there were any further questions. None responded.

#### **E. Staff Recommendations**

Mr. Zawila said there are several motions that are required. He has provided a script if the Commission so chooses to combine those motions.

Chairman Hendricks asked if any of the Commissioners wanted to modify any of the recommendations or motions. None responded.

#### **F. Plan Commission Recommendation**

Commissioner Mast made a motion, seconded by Commissioner Hendle-Kinnunen to combine the three Findings of Fact that are contained in Attachment 13 through 15 in staff's report dated May 16, 2016. A roll call vote was taken:

*Ayes: Mast, Hendle-Kinnunen, Balogh, Gaspar, Hulbert, Hendricks, Przepiorka*

*Nays: None*

*Motion passed*

Commissioner Hendle-Kinnunen made a motion, seconded by commissioner Hulbert to approve the combined Findings of Fact as contained in Attachment 13 through 15 in staff's reported dated May 16, 2016. A roll call vote was taken:

*Ayes: Hendle-Kinnunen, Hulbert, Balogh, Gaspar, Hendricks, Mast, Przepiorka*

*Nays: None*

*Motion passed*

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to combine the three recommendations to the Mayor and Board of Trustees as listed on page 7 of staff's report dated May 16, 2016. A roll call vote was taken:

*Ayes: Balogh, Gaspar, Hendle-Kinnunen, Hendricks, Hulbert, Mast, Przepiorka*

*Nays: None*

*Motion passed*

Commissioner Hulbert made a motion, seconded by Commissioner Hendle-Kinnunen to recommend to the Mayor and Board of Trustees approval of the combined three recommendations as listed on page 7 of staff's report including Attachments 13 through 17, dated May 16, 2016. A roll call vote was taken:

*Ayes: Hulbert, Hendle-Kinnunen, Balogh, Gaspar, Hendricks, Mast, Przepiorka*  
*Nays: None*  
*Motion passed*

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

None

**VI. DISCUSSION ITEMS**

None

**VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

Mr. Zawila said on May 5<sup>th</sup> the Village Board did approve the electronic message board request for School District 68 administrative building on Janes Avenue.

**VIII. ADJOURNMENT**

Chairman Hendricks called for a motion to adjourn the meeting.

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

*Ayes: Gaspar, Mast, Balogh, Hendle-Kinnunen, Hendricks, Przepiorka*  
*Nays: None*  
*Motion passed*

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Chairman Hendricks

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Peggy Halper, Secretary