

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of June 20, 2016**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, June 20, 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, Hendricks

Absent: Mast, Przepiorka

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

III. APPROVAL OF MINUTES FOR THE JUNE 6, 2016 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Balogh to approve the minutes from the June 6, 2016 meeting with no changes. A roll call vote was taken:

Ayes: Gaspar, Balogh, Hendle-Kinnunen, Hendricks

Nays: None

Motion Passed

IV. CONSIDERATION OF FINAL REGIONAL PLANNED UNIT DEVELOPMENT FOR UPTOWN AT SEVEN BRIDGES – NORTHWEST QUADRANT AND LOTS 9 & 10 OF MAIN STREET AT SEVEN BRIDGES – PULTE HOMES

A. Staff Presentation

Michael Mays, Director of Community Development, stated he will be brief because the presentation tonight is very similar to the presentation from the beginning of March of this year. This is the final consideration for Uptown at Seven Bridges. He showed on the overhead the general location which was previously known as the northwest quadrant of Seven Bridges. With Plan Commission consideration of this proposal, development will be nearly complete for Seven Bridges. It is north of Irving Place and west of Main Street.

Pulte is proposing an 80 unit row house development. He showed on the overhead where the homes are going to be located. The area on the overhead that is shaded in pink is going to be developed by a separate developer, Gateway, that would build approximately 33,000 square feet of commercial development along Main Street. He showed an updated rendering of the development and elevation that was not included in staff's packet. The homes will be three-stories with the potential option of a fourth story room that would have access to the roof.

Mr. Mays said in March the Commission recommended approval for Uptown but one of the conditions was for the developer to look at providing a pocket park within the development. It would encourage building a community within Uptown. What is provided in staff's packet is their response to that recommendation. He will allow the applicant to provide additional information. Tonight is consideration for an Amended Final RPUD for Main Street at Seven Bridges and Final Plat of Subdivision for Uptown at Seven Bridges. The commercial lots will still need final approval with the elevations. So far they have not seen any development proposals for the elevations for those two lots. With Attachment 2 in their plan, which is the Final RPUD, it notes that for those lots it is subject to final approval. He stated he will now turn it over to Kathy West.

B. Applicant Presentation

Kathleen West, representative for Pulte Home Corporation, said the final plans that they are reviewing this evening for Uptown Seven Bridges are basically in substantial conformance with the preliminary plans which were approved back in March of this year. There is one modification which is a park site that has been incorporated into the site plan to serve the community. The park site is located at the corner of Double Eagle Drive and Irving Place. It will consist of a play area for children, benches and pergola. The consulting team is present tonight if the Commission has any questions. She stated they are requesting that the Commission recommend approval of Uptown at Seven Bridges as outlined in the staff report.

Chairman Hendricks asked if there was anyone in the audience that wanted to speak in regards to this consideration.

C. Public Comments

Frank Fletcher-Broucek, resident of Woodridge, said he was interested in the project and this was the first time he was seeing it. He asked if there was going to be a basement.

Rob Getz, with Pulte Homes Corporation, stated there is no basement. He then explained what each floor would contain.

Mr. Fletcher-Broucek asked if they were selling these semi-custom.

Mr. Getz said there are a lot of options.

Mr. Fletcher-Broucek asked if these were being made with steel frame.

Mr. Getz stated it is a wood frame building.

Mr. Fletcher-Broucek asked if there would be a sprinkler system.

Mr. Getz said it is required by Village code to have a sprinkler system in attached housing.

Mr. Fletcher-Broucek asked what the width of the right-of-way is.

Mr. Getz stated these are all private roads. From the back of the unit to the end of the driveway it is about 20 feet and then there is 24 feet of roadway. The areas where the courtyard faces is below 40 feet between the areas.

Chairman Hendricks said there are more specific drawings if Mr. Fletcher-Broucek would like to see.

Mr. Fletcher-Broucek asked if the Village was going to have to plow the area.

Mr. Mays stated the Village would not be plowing the area.

Mr. Fletcher-Broucek asked if the commercial was going to be made out of combustible or noncombustible.

Mr. Getz said the commercial has not been planned. They plan on selling it to another developer who will have to come before the Commission to review final elevations.

Mr. Mays stated per their building code it would be steel frame and not combustible material.

Mr. Fletcher-Broucek asked what the square footage for each building is.

Mr. Getz said their buildings can be as small as 4 units and as large as a 9 unit building. Each building is about 2,000 square feet.

Mr. Fletcher-Broucek asked and these can be made with combustible material.

Mr. Mays stated staff provides plans to the local fire district. In this case it is the Lisle/Woodridge Fire Protection District. They reviewed and are supportive of the plans.

Sheila Henschel said she lives at Seven Bridges Court. She asked if the maintenance was going to be turned over to a HOA.

Ms. West stated that is correct and that there will be a Declaration of Covenants to establish a homeowners association.

John Seelander asked if they changed the park from the Village Board Meeting.

Ms. West said in their original plan there was no park site. They did incorporate one into the site design based on the discussion that they had in March.

Mr. Getz stated the park site that they are presenting now is the same one they had presented to the Village Board.

Mr. Seelander said the Village Board did suggest that the park site was a little small.

Chairman Hendricks stated when Pulte first presented there was no park. Now they have created a park. Some people would like it a lot bigger but it is a negotiation with some give and take. He then asked if there were any more questions or comments. None responded.

D. Plan Commission Discussion

Commissioner Balogh clarified that the retail portion would be facing Main Street.

Commissioner Gaspar asked with a park it starts out great when you first build it, but once you turn it over to the HOA how are the covenants going to address that. Many times once a HOA takes over 20 years from now they will not want to replace the park. He asked will they require 80% homeowner participation to get rid of it.

Ms. West said with this particular homeowners association they will have other things to maintain other than the park so there will be an incentive for them to keep their community looking good. The declaration will provide a mechanism for the homeowners association to assess all of its homeowners to maintain the whole community.

Mr. Getz stated Pulte Homes will not turn over the homeowners association right away. They will maintain the association until it gets up to 80% or so. They will put everything in place like a budget and a reserve for things. The cost of maintaining the park will be a small component in the overall budget of the community.

Mr. Mays said this is tied to a RPUD so the proposed park is tied specifically to that plan. So if there is any modification to the park it would require the association to come back before the Village. Depending on the scope of any changes the Village has the opportunity to evaluate the proposed changes. Village staff would be looking at property maintenance issues to make sure it can be maintained properly.

Chairman Hendricks asked if there were any further questions or comments from the Commission. None responded.

E. Staff Recommendation

Mr. Mays stated one correction in staff’s report is on page 6 of the recommendation under 2A, it stated “Amended and Restated Preliminary RPUD”. It should read “Amended and Restated Final RPUD”. First there will need to be a motion regarding the Findings of Fact that is tied to Final RPUD approval. Secondly there is staff recommendation for the Plan Commission to approve the Final RPUD Plan along with the Final Plat of Subdivision for Uptown at Seven Bridges.

F. Plan Commission Recommendation

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to adopt the Findings of Fact for a Final RPUD Plan, as contained in Attachment 8.

A roll call vote was taken:

Ayes: Gaspar, Hendle-Kinnunen, Balogh, Hendricks,

Nays: None

Motion Passed

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Board of Trustees approval of the Amended Final RPUD Plan for Main Street at Seven Bridges, and Final Plat of Subdivision for Uptown at Seven Bridges, subject to the previously approved Findings of Fact and subject to the plans A through D listed on page 6 of staff’s report and subject to the conditions 1 through 7 listed on page 6 and 7 of staff’s report and subject to the relief listed on Attachment 7 of staff’s report dated June 20, 2016. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Gaspar, Balogh, Hendricks

Nays: None

Motion passed

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

None

VI. DISCUSSION ITEMS

None

VII. UPDATES OF PREVIOUS PLAN COMMISSION CASES

Mr. Zawila stated at the June 16th Village Board meeting Woodhill Crossing Northeast Addition was granted approval and they did break ground that morning.

AMS for Union Pointe will possibly be breaking ground also this week and Park 355 should be breaking ground within the next week or so.

Commissioner Gaspar asked if staff was actively lobbying for a microbrewery.

Mr. Zawila said Skeleton Key Brewery is going to be opening up at 8102 Lemont Road. The Village coordinated a marketing effort several months back to attract potential microbreweries. They are actually building out the space right now and did receive their liquor license from the Village. They also just got word that Federal license has been approved so they are just waiting for State. All are expected to happen within the next month or so. A possible opening will be towards the end of summer.

Chairman Hendricks asked if there were any further comments. None responded. He then called for a motion to adjourn.

VIII. ADJOURNMENT

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

Ayes: Gaspar, Balogh, Hendle-Kinnunen, Hendricks

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper, Secretary