

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of August 15, 2016**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, August 15, 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, Senior Planner Jenny Horn, Planner Jason Zawila and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE JUNE 20, 2016 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to approve the minutes from the June 20, 2016 meeting with no changes. A roll call vote was taken:

Ayes: Gaspar, Hendle-Kinnunen, Balogh, Hendricks

Nays: None

Motion Passed

**IV. CONSIDERATION OF A MAJOR AMENDMENT TO A SITE PLAN
APPROVAL – 10430 ARGONNE WOODS DRIVE – PHOENIX VETERAN’S
POINT**

A. Staff Presentation

Mr. Zawila said the subject property is approximately 2 acres and is improved with a 25,000 square foot office warehouse building with an associated parking lot. The subject property did receive site plan approval in 1997 with the original site development. The applicant, Phoenix-Veterans Print, who has been in business since 2006, offers printing services in a variety of formats. They are seeking approval of a 16,000 square foot expansion to the existing office warehouse building. The applicant’s request requires a major amendment to the previously approved site plan, as the increase in square footage is greater than 5 percent. The proposed site plan is provided in Attachment 2 of staff’s report. The proposed use complies with the Comprehensive Plan and ORI Zoning District, and is consistent with the existing

office/warehouse uses surrounding the property. As noted in the staff report, 65 parking spaces were provided on the site in anticipation of the proposed building addition. He stated this would conclude his presentation. He noted this was the first case that was required to provide notice within 500 feet of the subject property as required with the text amendments approved earlier this year, which expanded the notification requirements. The applicant is present tonight to answer any questions that anyone might have.

B. Applicant Presentation

Chairman Hendricks asked if the applicant wanted to make a presentation. He declined but is available for any questions.

C. Public Comment

Chairman Hendricks asked if there was anyone in the audience that wanted to speak in regards to this consideration. None responded.

D. Plan Commission Discussion

Chairman Hendricks asked if the 5 percent is what triggered the major amendment.

Mr. Zawila stated anything over 5 percent does need to come back before the Commission for consideration and then go before the Village Board for final approval.

E. Staff Recommendation

Mr. Zawila said there is one motion needed that is provided on page three of staff's report.

F. Plan Commission Recommendation

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Gaspar to recommend to the Mayor and Board of Trustees approval of Site Plan Review, subject to the Site and Building Plans as prepared by D + K Architecture – Interior Design – Management, 1147 W. Ohio Street, Suite 103, Chicago, Il 60642, consisting of thirty-seven (37) sheets, dated March 22, 2016 and revised through July 14, 2016. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Gaspar, Balogh, Hendricks

Nays: None

Motion passed

V. CONSIDERATION OF AN AMENDMENT TO THE PRELIMINARY PLAN AND PLAT OF REGIONAL PLANNED UNIT DEVELOPMENT FOR PARCEL G, FINAL PLAN AND PLAT OF REGIONAL PLANNED UNIT

DEVELOPMENT FOR LOT 5A, AND PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR LOT 5 IN THE BOUGHTON AND WOODWARD RETAIL CENTER – SOUTHWEST CORNER OF 87TH STREET AND WOODWARD AVENUE – KEY DEVELOPMENT, LLC AND BOUGHTON AND WOODWARD COMMERCIAL CENTER, LLC D/B/A, GALLAGHER AND HENRY

A. Staff Presentation

Mr. Zawila stated the subject property is located at the southwest corner of Boughton Road and Woodward Avenue as shown on the overhead. The entire property is referred to as Parcel G of the McAdams Regional Planned Unit Development or RPUD. In total Parcel G is approximately 13 acres. The property was annexed to the Village in 1989 with an annexation agreement that has since expired. However, the previously granted zoning approval remain in effect, with Parcel G specifically designated for community commercial uses. In 1999, Parcel G was granted preliminary RPUD approval for an 114,000 square foot shopping center with two outlots. Moving forward, Parcel G was granted Final Subdivision, Preliminary RPUD and Final RPUD for Lot 4 in 2012, to allow for the construction of Gordon Food Service (GFS). In 2014 a 9,000 square foot multi-tenant retail building was approved on Lot 3, which has since been constructed. Other developments on Parcel G include the Shell gas station on the corner and the Woodridge Marketplace retail building west of the gas station.

Mr. Zawila said the owner of Lot 5, Gallagher and Henry is requesting an amendment to the previously approved preliminary RPUD plan to allow two development lots on the remaining vacant land. The Preliminary RPUD plan will be amended to reflect the construction of an 87,566 square foot multi-tenant retail building, associated parking and other site improvements. Concurrently, the applicant is also requesting Preliminary and Final Subdivision Plat approval to subdivide Lot 5 into two development lots, Lot 5A and Lot 5B. Key Development, LLC is the contract purchaser of the proposed Lot 5A and is requesting Final RPUD approval to construct a 37,539 square foot building for Value City Furniture and associated parking and other site improvements. He showed on the overhead the site plan.

Mr. Zawila said the remaining 50,027 square feet will be constructed once a tenant is secured for the shopping center. The building pad for Lot 5B and associated parking will be seeded as turf and remain so until developed. Final approval for Lot 5B will require Plan Commission and Village Board consideration prior to construction. The footprint of the proposed building on the proposed Lots 5A and 5B will be larger than the existing preliminary plan, which previously sited an approximately 70,000 square foot retail building. As noted previously, the property is zoned for the proposed commercial use, and the previously approved Preliminary RPUD Plan for Parcel G.

Mr. Zawila stated, as proposed, vehicles will be able to leave the site north through the existing east-west access drive as shown on the overhead. The applicant is also

proposing three access points onto Woodward Avenue. The first access point, shown as light blue on the overhead, will be located south of the existing Shell site. This access will allow right-in/right-out southbound access on Woodward Avenue. The second access point, in dark blue, will only allow southbound/northbound access to Woodward Avenue. The access point prohibits eastbound access from the development to Union Street. The third access point, in red, will allow right-in only from Woodward Avenue. The third access point will primarily be used for deliveries. Delivery vehicles will leave the site using Outlot A.

Mr. Zawila stated that staff requested that the applicants update the previous traffic study. The traffic study evaluated the impact of the full build-out of this development. This report took into account regional planned growth including Union Pointe Business Park and Farmingdale Village Condominiums. Based on that report, it was anticipated that the traffic generated by the uses on Parcel G and the regional and planned growth in the area can be accommodated by the surrounding roadway network. The access drives proposed to serve the development are adequate to accommodate the development generated traffic. He would like to also note that there are several planned improvements for the Boughton and Woodward Avenue intersection, which is under the jurisdiction of DuPage County. These improvements should be completed by 2018 and are intended to mitigate the impact of projected future growth in traffic volumes and improve the overall level of service and delay times at the intersection.

Mr. Zawila said as part of the 1999 approvals for the property, special attention was given to screen the commercial property from the Water Tower Reserve residential development to the south. The approved preliminary landscape plan included a six foot masonry screening wall between Woodward Avenue and the Village water tower site. The revised landscape plan includes a six foot masonry wall between Woodward Avenue and the water tower site. Significant landscaping is also proposed south of the masonry wall. The landscaping proposed meets the Village Code requirements for perimeter landscaping. As noted in the staff report the applicant is requesting relief from the foundation landscaping requirements. Staff is supportive of this request as it will increase the pedestrian access between the storefronts and in lieu of providing the required 10-foot foundation landscaping on the north and west side of the building, The applicant has provided substantial foundation landscaping to the east to further screen the development from neighboring residential properties. This landscaping will be installed as part of Phase 1.

Mr. Zawila stated the proposed site lighting levels for the development meets the maximum foot-candle levels permitted at each of the property lines. The applicant is also seeking relief from the Subdivision Ordinance to not install street lights along Woodward Avenue. Staff is supportive of this relief as the proposed site lighting will be sufficient for the proposed site improvements. Furthermore, eliminating the street lighting addresses concerns from adjacent residential neighborhoods. This would conclude staffs presentation for the evening.

B. Applicant Presentation

Marcia Owen, attorney for Hamilton Thies & Lorch, said she is representing Key Development who sends their regrets that they could not be here. She then introduced her fellow team members that will be presenting this evening and available to answer any questions. As staff had just stated they are seeking certain approvals to construct 37,539 square foot Value City Furniture building with associated parking. In order to allow the Value City to proceed they are asking that the parcel be subdivided. The furniture use is already an approved use for this parcel and furniture is doing very well in this area. There is a lot of growth and that is what drives the furniture industry. It is one of the least intensive parking uses for a retailer this size. She stated she will now turn it over to Zen Kurdziel.

Zen Kurdziel, Ridgeland Associates Architects, said they have been engaged by Key Development to do the architectural component of plans and drawings for the Value City Furniture store. He showed on the overhead the design and elevations for the site. The building will consist of a precast slab system that is tilted up and placed. It will have a textured surface on it. It will have the iconic entrance identifier with the VCF logo on it. The remainder of the building will be clear aluminum glass and aluminum store front. The building is designed to meet all code requirements. Two colors are being used, one being the dark that identifies the sign. He stated he would be happy to answer any of their questions.

Jon Grzywa, Woolpert, stated they are also working on this project and they are also the landscape architect. He would like to touch on a few things that staff had mentioned. The overall development is supposed to be phased, but the majority of the landscaping improvements will be constructed during Phase I. This includes the six foot masonry wall that is being constructed along the south property line. That wall is being constructed along the entire property line and not just across lot one. Additionally, along Woodward Avenue the majority of the trees will be constructed during Phase I. The only trees and bushes that will not be constructed are ones that will be in conflict with the construction of Phase II. He showed on the overhead where the screening wall will be constructed and the color. He then showed how much of the building will be visible once the wall is constructed. What they found was by relocating the wall closer to the back curb it would provide more of a screening benefit and reduce the amount of the building being visible to those residents.

He also wanted to reiterate what staff had discussed regarding traffic to this project. The developer did have a traffic study performed and it was determined during the conclusion of that traffic that the proposed access to Boughton and Woodward would be appropriate. The access drives proposed to serve the development are adequate to accommodate the development. The generated traffic will be efficiently dispersed out into the existing roadway network. There is no traffic impact that is generally anticipated.

Chairman Hendricks asked if there were any questions from the Plan Commission.

Commissioner Hendle-Kinnunen asked how they were going to prohibit eastbound access onto Woodward.

Mr. Grzywa stated there will be a left/right turn only signage but also proposed stripping.

Commissioner Gaspar asked if there was an entrance there. There is a light right on Boughton that gets you to that parking lot.

Mr. Grzywa said that is anticipated to be the main entrance into the site. The northern most entrance is right-in/right-out and there is an existing barrier median along Woodward Avenue. That access will not only be for people coming to this development but also for people coming into the Shell Station or for other buildings within the existing shopping development. The southernmost access point will be a right-in only which will be mainly for delivery trucks. The central access point will be the main entrance into this development. It is the only entrance point if you are going north on Woodward. There is an existing left turn lane into this development so the intent was with the overall RPUD is that it would be an access point into the development.

Mr. Zawila stated that is consistent with the access point that was already provided with the preliminary plan.

Mr. Mays said in response to residents' concerns, one of the modifications is not allowing for the eastbound traffic to cross over into the residential area. It provides a primary point of contact and access for the patrons of the commercial site but is sensitive to the residential to the east. Without that access point, what would most likely happen is people would try to use the service access at the southern area of the development.

Commissioner Gaspar asked if this was going to be self-contained or will there be access from Boughton Road.

Mr. Zawila stated they could also access the area from Boughton.

Commissioner Balogh asked if there were docks on the back of the building and how much anticipated truck traffic do they expect.

Mr. Grzywa said there are two proposed docks. One to be constructed for Value City that will be a four foot depressed dock. Depending on the user that comes in and develops Phase II they had anticipated that they would also have a loading dock. As far as volume for deliveries he would not be able to comment.

Mr. Kurdziel said it was stated before that a furniture store would have about the least amount of impact for a store that size. There will not be any refrigerated trucks that would generally make a lot of noise. As far as furniture it is generally not coming out the doors so the impact should be minimal compared to other high use retail. With that retaining wall he anticipates it to be quiet deliveries.

Mr. Zawila said there is an additional screen wall placed by the truck dock for the depressed dock which should supply additional screening.

Commissioner Gaspar asked if they will be making deliveries from the store or does it come from a centralized location.

Mr. Kurdziel stated he could not tell them specifically but from the architectural plan that they received it is mostly 90% store sales area and there is very little storage in the back. He anticipates that it is mostly just display.

Chairman Hendricks asked if there were any further questions from the Plan Commission. None responded. He then asked if there was anyone in the audience that would like to comment or ask questions.

C. Public Comment

Bob Brehm, 2030 Clover Lane, stated they are right next to the subject property. When they had moved in everyone stated that there was going to be a cement wall that will hide whatever goes in there. Now they are talking about vegetation. A few years ago they were away for the day and they got all kinds of trees planted on their property. He wants to make sure that nothing gets planted on his property. He understands that they are going to plant a lot of stuff back there and he wants to make sure that it does not encroach on their yard.

Mr. Zawila said the landscape that is proposed will be placed on the subject property. He then showed on the overhead where the landscaping will be planted and where the wall will be placed.

Mr. Brehm asked what the landscaping will consist of. He stated the problem is they do not have a big lot so they want to make sure that no large trees will encroach onto their backyard.

Mr. Grzywa stated right along the property line there will be a row of bushes that at mature height will not encroach onto their property. There will be three trees planted closer to the curb which at mature height will not encroach onto their property.

Mr. Brehm asked if the wall was a solid wall.

Mr. Grzywa said yes it is and it is six feet in height.

Commissioner Hendle-Kinnunen asked who will be maintaining those bushes and trees that will be on the other side of the wall.

Mr. Grzywa stated either way a landscaping company will be made aware that they are responsible for maintaining those trees and bushes that are south of the wall. They also had discussed with staff about putting a gate in the wall to provide easy access from the north side of the wall to the south side. The developer is aware that the landscaping must be maintained.

Mr. Zawila said this property does have CC&R's associated with it and they will have to be amended outlining the responsibilities of the shopping center.

Walter Tokarski, 8854 Oxford, asked what is going to be the status of the monument sign.

Mr. Zawila stated the monument sign is going to stay in place and Value City will have a panel.

Mr. Tokarski said when the sign first went in because there was no street lights it was like beacon. The neighbors had called so then it was turned off at night. If it is turned back on at night then they are going to call again. He just wants to make sure that they are aware because it is in complete darkness and it is bright. He feels they need to size it down or at least dial it down. He also does not feel that just because there is paint on the street directing traffic that it will stop anyone from cutting across to Union.

Mr. Zawila stated in addition to paint there will be traffic restricting signage. With this development they are required to enter two traffic regulation agreements which gives them police power to go onsite to enforce it.

Mr. Tokarski said there are several people that come out of the Shell Station and turn down Union to do a U-turn and then come back out. He is very concerned about the traffic that is right there.

Chairman Hendricks asked what sign Mr. Tokarski was referring to.

Mr. Zawila stated it was the monument sign that currently has Gordon Foods on the sign. There are two blank tenant panels currently. There is one sign located near the access point and then one similar on Boughton.

Mr. Tokarski said it is about ten feet tall.

Chairman Hendricks asked if staff had received complaints about it in the past.

Mr. Zawila stated yes regarding light problems.

Chairman Hendricks asked if right now they have to turn it off at a certain hour.

Mr. Mays said in following up to residents' concerns they did follow up with Gallagher and Hendry regarding the sign. One of the responses was turning it off at night. The sign along with any other lighting will have to comply with the Village's requirements for lighting and commercial spillover to residential areas. They can't exceed the maximum 0.1 of foot candles as required by code. They do monitor that and if they are exceeding that then they will have to comply by dimming it or putting in additional coverings on tenant panels so it is not that bright.

Chairman Hendricks asked if they were not in compliance prior.

Mr. Mays stated because the tenant panels were blank the lighting was coming right out and was exceeding those requirements.

Chairman Hendricks asked if once they put a panel in would it help.

Mr. Mays said it will help but they will continue to monitor that. There are three larger panels that could be divided for the tenants within the shopping center.

Shirley Lanham, 2054 Clover Lane, stated she is right behind this development. At around 4 to 6 p.m. the traffic that lines up to turn left onto Boughton Road backs up all the way to Union. There is going to be a problem with people trying to get out in that direction. The trucks should be leaving at the light on Boughton as well. Anyone who does turn right will be going all the way down to Peters to make a U turn. She said sometimes that is the only way she can get out is by making a right and then doing a U turn on Peters. Peters is very heavy in the morning, then at noon, and also at 4 to 6 p.m.

Ms. Lanham said with the increase in square footage they are pushing the building further back and so she is concerned about how far from the property line they are going to be putting the bushes. She does not mind seeing the back of the building, but feels that there will be a lot of trucks going back forth for deliveries and she does not want to see the trucks. She feels the fence/wall should be at least ten feet. She asked if there was going to be any retention on the subject property. Lastly, she is concerned for all the animals that are back there. There are a lot of skunks back there and she does not want them to come in her yard.

Mr. Zawila stated they have been monitoring that intersection and DuPage County has plans in 2018 to help with the congestion in that area.

Mr. Grzywa said as part of their compliance with the State of Illinois they did have to apply to the Illinois Department of Natural Resources. Part of that process is to determine if there are any endangered species on the site. They have received notification that there are no endangered species. As far as stormwater, detention has been provided for this property. There is a detention pond about 900 feet to the south

on the west side of Woodward. They are sizing their storm sewer so they can adequately get stormwater runoff from their site to the existing 42 inch storm sewer that runs along the west side of Woodward that they will be connecting into.

Mr. Grzywa stated in regards to the truck height, based on the previously approved RPUD plan they are now actually providing more screening along the back wall of the building. The overall building height is 26 feet roughly, if you are measuring down from 16 feet from the roof it leaves roughly 10 feet that is going to be screened. He showed on the overhead the elevation and the screening wall. The loading dock will be an additional four feet lower than that. So there is 14 feet from the bottom of the loading dock to where you are going to be able to see the building.

Mr. Grzywa said the proposed DuPage County improvements to Boughton and Woodward are anticipated in 2018. The traffic study did indicate that will help relieve some of the traffic issues that are currently being experienced in this area. The trucks for the site will enter from Woodward from the southernmost access and then leave the site out back at the light on Boughton. Trucks will not be able to circulate the site and leave heading south on Woodward.

Cassie Kellner, 2101 Clover Lane, stated she has similar fears and one is the height of the fence. It was addressed, but she feels it is not high enough. There is only one area that is higher because of the angle. She feels six feet is not that high. She is not thrilled about having a gate in the fence which would open it up to people walking through. She would prefer having a solid fence. She also does not like the left turn on Woodward.

Mr. Grzywa said they will be willing to not have a gate. He feels he addressed the issue with the request for a taller fence.

Chairman Hendricks asked if there were any additional questions or comments from the audience. None responded.

D. Plan Commission Discussion

Commissioner Gaspar said he is still concerned with that entrance. He understands that the apron is there, but there are already three ways into that property. This one seems to be the most problematic because of the northbound access. He feels that the stripping will not stop people.

Commissioner Balogh stated they have the same thing by the Jewel on Janes. She does not see any issues there with it. She feels the signs do help.

Commissioner Gaspar said he is concerned that people will not pay attention to the signs. That area is a huge biking route and pedestrian area.

Mr. Zawila stated he is going to have the Village's traffic consultant speak in regards to this issue.

Daniel Schoenberg, James J. Benes and Associates, said the issue has been raised regarding full access at Woodward. It has been positioned opposite of Union specifically to reduce left turn conflicts. There is less chance of the left turn overlapping and why there is a little jog in the exit which prevents people from shooting straight across. If the left turn was not allowed there then northbound vehicles would have to make a left onto Boughton then another left at the light on Boughton. This is rather inconvenient and compounds the traffic congestion at Boughton and Woodward. If you are prohibiting the eastbound left turn you are forcing cars to go to the other exits which might make people go south on Woodward then turn around to go north. This intersection is probably self-policing and if the lines to turn left become too long then people will not use them. Overall he feels it is beneficial to have a full access there and will simplify most of the traffic throughout the day.

Chairman Hendricks asked if there were any more questions from the Commission. None responded.

E. Staff Recommendation

Mr. Zawila stated there are four motions that are needed from the Commission which are on page five of staff's report.

F. Plan Commissioner Recommendation

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Balogh to adopt the Findings of Fact for Preliminary RPUD Plan and Plat for Parcel G, as contained in Attachment 10. A roll vote was taken:

Ayes: Hendle-Kinnunen, Balogh, Gaspar, Hendricks

Nays: None

Motion passed

Commissioner Balogh made a motion, seconded by Commissioner Hendle-Kinnunen to adopt the Findings of Fact for Final RPUD Plan and Plat for Woodward Retail, Lot 5A, as contained in Attachment 11. A roll call vote was taken:

Ayes: Balogh, Hendle-Kinnunen, Gaspar, Hendricks

Nays: None

Motion passed

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Balogh to recommend to the Mayor and Board of Trustees approval of Preliminary and Final Subdivision for Lot 5 of Parcel G, subject to the Final Plat of Subdivision, as prepared by Woolpert, 1815 South Meyers Road, Suite 120, Oakbrook Terrace, IL, identified as Project No. 075534, consisting of two (2) sheets, dated July 18, 2016 and

revised through July 20, 2016, and subject to the variance listed on Attachment 9 of this report. A roll call vote was taken:

Ayes: Hendle-Kinnunen, Balogh, Gaspar, Hendricks

Nays: None

Motion passed

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to recommend to the Mayor and Board of Trustees approval of Amended Preliminary RPUD Plan and Plat for Parcel G and Final RPUD Plan and Plat for Lot 5A, subject to the deviation and variance listed in Attachment 9, the previously approved Findings of Fact listed in Attachment 10 and 11 and the following plans A through H as listed in staff's report on pages 5 and 6, and subject to the following conditions A through G as listed in staff's report on pages 6 and 7 dated August 15, 2016. A roll call vote was taken:

Ayes: Gaspar, Hendle-Kinnunen, Balogh, Hendricks

Nays: None

Motion passed

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

None

VII. DISCUSSION ITEMS

None

VIII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

Mrs. Horn stated at the July meeting the Village Board did approve Uptown at Seven Bridges for the northwest quadrant.

Commissioner Gaspar asked with respect for the number of parking spaces that are required for commercial developments, when was the last time that was updated. The reason why he is asking is because more people are doing online shopping now. Twenty years ago at Christmas time all these lots were packed. Now at best they are $\frac{3}{4}$ full. He asked if they really needed that much parking.

Mr. Mays said historically with several of the commercial shopping centers over the years the Plan Commission has recommended and the Village Board has adopted relief from the standard parking requirements. In most cases, the relief was warranted. One of the things staff is always looking at is the different types of uses and when they need parking to make sure there are no potential conflicts. With Seven Bridges' proposed development with Pulte Homes that was something that they wanted to be very sensitive to because there have been previous experience with parking problems there. To answer Commissioner Gaspar's question, it has been many years since the last major update. What the Village has done over the years is

when they acknowledge trend changes or different use changes they can grant relief. Staff will consider examination of the commercial parking requirements with the next comprehensive amendment.

IX. 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