

VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of October 17, 2016

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, October 17, 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 7:29 p.m. He then welcomed Commissioner Jarog to the Plan Commission.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Hendle-Kinnunen, Jarog, Hendricks

Absent: Mast and 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 SEPTEMBER 19, 2016 MEETING

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to approve the minutes from the September 19, 2016 meeting with no changes. A roll call vote was taken:

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

Nays: None

Motion Passed

IV. CONSIDERATION OF A MAJOR AMENDMENT TO THE SPECIAL USE AND SITE PLAN FOR AN ELECTRONIC MESSAGE BOARD SIGN – ZIGFIELD TROY GOLF COURSE – 1535 75TH STREET – SEVENTY-FIFTH STREET INVESTMENTS, LP

A. Public Hearing

Chairman Hendricks called the public hearing to order. He then reviewed the application before the Plan Commission verifying that all required public notices had been given. A copy of the certificate of publication shall be made part of this public hearing record as Exhibit “A”. He 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” and the

presentation that he is giving this evening as Exhibit "C". He then showed the subject property on the overhead. Since the original approvals the golf course has been granted various amendments as listed in the staff report. The Village Code was amended in 2013 permitting electronic message board (EMB) signs for commercial corridors in the Village. Provisions for specific area requirements, display times, and distance requirements from residential properties are required for all EMB signs. The text amendment was a direct result of staff working with the Village's business community to explore how the Village can modify the code to support local businesses.

He then stated that the applicant is seeking a major amendment to the special use and site plan to replace the existing ground sign with a new ground sign that incorporates an EMB component. As mentioned, the EMB signs are permitted for golf courses, but the proposed sign height necessitates relief from the Village Code. While the sign meets the requirement for area landscaping, the applicant is requesting relief from the Village Code for construction of an approximately 14.7 foot sign which exceeds the maximum height allowance by 2.7 feet. The relief is being requested due to the elevation difference between 75th Street and the property. Staff is supportive of the sign since the elevation of the site is approximately four feet lower than the roadway. Effectively the top of the proposed sign is 10.7 feet above the roadway. In this district signs are allowed at a maximum height of 12 feet. He stated this would conclude staff's presentation.

Chairman Hendricks asked if any of the Commissioners had any questions for staff. None responded. He then asked if the applicant wanted to come up and make a presentation.

Tim Troy, Zigfield Golf Course, said that he was here about three and half years ago asking for a text amendment to allow golf courses to have EMB signs. Unfortunately, it has taken longer to get back in front of the Commission due to evaluating the ground situation and redesigning the sign. If the Commission has any questions he and his brother, Dennis Troy, are available to answer any questions.

Chairman Hendricks asked if there was anyone in the audience that had any questions to ask the applicant or staff in regards to this public hearing.

Bob Westberg, Golf View Drive, Woodridge, stated he is a neighbor of the facility and is a frequent user as well. He asked if the sign would be introducing other businesses or just for their business.

Mr. Troy said they will be just promoting their own business.

Mr. Westberg stated his support of the sign.

Chairman Hendricks asked if there was anyone in the audience that wanted to make any statements in regards to the public hearing. None responded. He then asked if

the applicant wanted to make a brief closing statement. Applicant declined. He then asked for a motion to close the public hearing.

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

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

Nays: None

Motion passed

B. Plan Commission Discussion

None

C. Staff Recommendation

Mr. Zawila said according to staff's report on page three there are two motions that are needed.

D. Plan Commission Recommendation

Chairman Hendricks called for a motion for Findings of Fact.

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Jarog to adopt the Findings of Fact for a Special Use, as contained in Attachment 4. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Gaspar asked if the golf course was a year round facility.

Mr. Troy stated they are a year round facility and a lot of people don't know that. The club house is open and they have six heated sheltered golf tees. They might also have a message on the EMB to explore Lost Mountain.

Chairman Hendricks called for a motion for recommendation.

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to recommend approval to the Mayor and Board of Trustees approval of a major amendment to the PUD and site plan request for Zigfield Troy Golf, subject to the Sign and Landscaping Plan, as prepared by Quantam Sign Corporation, 693 Heartland Drive, Sugar Grove, Il 60554, consisting of three sheets, dated January 1, 2016 and revised through August 25, 2016, and subject to the relief noted in Attachment 4. A roll call vote was taken:

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

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

Mrs. Horn said Planet Fitness was approved by the Village Board on October 6th.

VIII. ADJOURNMENT

Chairman Hendricks called for a motion to adjourn the meeting.

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

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

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper, Secretary