

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of March 7, 2016**

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

III. APPROVAL OF MINUTES FOR THE FEBRUARY 1, 2016 MEETING

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to approve the minutes from the February 1, 2016 meeting with no changes. A roll call vote was taken:

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

Nays: None

Motion passed

IV. CONSIDERATION OF A REZONING TO THE B-2 ZONING DISTRICT, SPECIAL USE PERMIT FOR A PRIVATE FACILITY ON LOT 1, SPECIAL USE PERMITS FOR A DRIVE THROUGH ON LOTS 2 AND 3, SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, PRELIMINARY AND FINAL PLAN AND PLAT OF PLANNED UNIT DEVELOPMENT FOR LOT 1, PRELIMINARY PLAN AND PLAT OF PLANNED UNIT DEVELOPMENT FOR LOTS 2 AND 3, AND FINAL PLAT OF SUBDIVISION – SOUTHWEST CORNER OF ROUTE 53 AND 75TH STREET – DOVER DEVELOPMENT, LLC.

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". He also stated that he would like to submit a letter from the DuPage County Forest Preserve as exhibit "C", which will be discussed later. The subject property is approximately 6.16 acres and is located at the southwest corner of Route 53 and 75th Street. He then showed the location of the site on the overhead. The applicant is proposing to construct a 100 unit assisted living and memory care facility. The facility will also allocate 8,630 square feet on the ground floor for a future undetermined commercial use. The commercial use is proposed to be complementary and incidental to its overall use as an assisted living and memory care facility.

Mr. Zawila said the applicant is proposing to subdivide the subject property into three separate lots that will provide for the proposed assisted living and memory care facility which is Lot 1 and two commercial lots which are Lots 2 and 3. The request requires a special use permit for a preliminary planned unit development for the entire development and final planned unit development for Lot 1 for the subject property. The applicant is also requesting a rezoning of the subject property from the Village of Woodridge R-1 and B-3 Zoning Districts to the Village of Woodridge B-2 District. Lastly, a special use permit for a private facility on the proposed Lot 1 and special use permits for a drive through on the proposed Lots 2 and 3 for the development is being requested for the project.

Mr. Zawila stated the proposed commercial uses on Lot 1 and the intended commercial uses on Lots 2 and 3 are consistent with the intended uses as recommended in the Comprehensive Plan. The assisted living and memory care facility addresses the Comprehensive Plan's general land use recommendation to balance a mix of housing in the community, allowing for a range of housing types and residential densities. Furthermore, the assisted living and memory care facility will serve a community need for the Village's aging population.

Mr. Zawila showed on the overhead the access points. The developer proposes to add an additional entrance along 75th Street. Development and access points are also planned for Lots 2 and 3 upon final development. As noted this will require final approval by DuPage County and the State of Illinois and a condition is recommended to reflect this. The applicant is proposing a drive through for each building concept on Lots 2 and 3, in order to assist with their marketing efforts for future development of the site. Each proposed drive through meets the Village Code requirement for lane width and stacking.

The applicant was required to submit a traffic study demonstrating the anticipated impact of the proposed development of the property. Since residents of assisted living and memory care facilities typically do not drive or own vehicles, the number of trips generated by this portion of the proposed development will be very low.

Traffic is likely to be generated by development of the two commercial lots, but the roadway network can still accommodate the proposed access plan. Upon review of the traffic study it was determined that the southeast access point shall be full access, which has been accommodated in the plan.

Per the Village Code parking requirements for assisted living and memory care facilities is 1.5 parking stalls per each 1,000 square feet of net floor area. Plus one parking space for each two employees is required. For the proposed assisted living and memory care facility 161 spaces would be required. Additionally 139 spaces will be required for the proposed commercial components of the project upon full build out. Upon completion of both phases, 191 stalls are proposed for the development, with an additional 30 land banked stalls as needed. Based on the analysis and conclusions in the study, staff feels that the 221 spaces provided for the development is sufficient to serve the assisted living, memory care facility and commercial uses proposed for the site.

Mr. Zawila said with the approvals a landscaping and tree preservation plan will be provided. It does meet the code with the exception of those noted relief items in staff's report. The one item he would like to talk about briefly is the requested relief for the sidewalk and parkway trees. IDOT and DuPage County have certain regulations related to the placement of sidewalk and parkway trees. Originally the plan did not have them on there but they are working with the applicant to provide sidewalk connection along 75th Street which they are required to do right now, in addition to the required parkway landscaping.

Mr. Zawila said, in regards to stormwater management, based on the ordinance, detention is not required on-site. The proposed development in the full build-out conditions will result in an increase of 21,504 square feet of impervious area. In accordance of the DuPage County Stormwater and Flood Plain Ordinance the increase in impervious area is less than 25,000 square feet; therefore site runoff storage is not required. However, on-site best management practices (BMP's) are required, which are proposed on-site at the southern and northwestern edge of the site. As noted in staff's report, the applicant is requesting deviations from the Village's Zoning ordinance and variations from the Subdivision Ordinance as summarized in Attachment 11. He stated this would conclude his presentation, but the applicant has a presentation as well.

Chairman Hendricks then asked for the applicant to come up and make their presentation.

The applicant passed out a copy of their power point presentation which will become part of the public hearing as exhibit "D".

Joshua Stevens, President of Cedarhurst Living, was sworn in and said they are excited to be here and have been working on this for over a year. He then introduced who was with him tonight that might also be presenting. He would like to start by

giving some background information on Cedarhurst. It was founded in 2007 to develop, own, and operate high quality senior housing with specific focus on senior housing and memory care. The company has had a lot of success despite growing up during the recession. There are two common threads with all of the Cedarhurst communities. The first is what they consider world class architecture. They believe in providing an environment that is beautiful and functional for their employees and residents. The second common thread is an exceptional operating team. They take a lot of pride on how each of their communities is operated. Their values are to serve the residents with honor and integrity. They do this by identifying, hiring and training a great team. They are very active in their communities which can be verified by mayors, police chiefs, clergymen, and university presidents. They try to be a great resource to everyone in the community and not just their residents. If they are approved they will start construction hopefully by mid-June.

Peter Pluskwa, Cemcon, LTD., was sworn in and stated they were the planners and engineers for the project. The entire site is made up of two parcels which are located at the southwest corner of 75th Street and Route 53. It is about 6.1 acres combined which includes the Zero Gravity facility, which is located in the southwest portion of the parcels and is currently zoned R-1 in the Village. The corner parcel is the old Shell gas station which is approximately 1.43 acres and is zoned B-3 within the Village. The applicant is looking to subdivide the two parcels into three lots and rezone the property to B-2 to allow for an assisted living facility. The facility would approximately be 99,560 square feet on Lot 1, a 14,500 square foot commercial building with a drive through on Lot 2 for future development and a 3,400 square foot commercial building with a drive through on Lot 3 for future development.

Mr. Pluskwa said the development is proposing two right-in/right-out along 75th Street. On Route 53 there will be a right-in/right-out and then a full access in the south east corner. The Cedarhurst Assisted Care will be a 3-story building with two floors above grade at the front of the building and a walk-out on the rear of the building. The building will house 100 total units with 76 being assisted living units and 24 being memory care units. The building will also provide approximately 8,630 square feet of commercial on the ground floor of the assisted living facility for a complimentary use of an assisted living facility. The plan has allowed for open space and an outdoor seating area which is south of the building (location shown on the overhead) as well as porches on the front of the building.

Mr. Pluskwa stated the plan provides sufficient parking spaces for the assisted living and memory care industry. They are also land banking parking spaces if the need arises for additional parking spaces. He will now ask for Mr. Stevens to come back up to talk about the architecture.

Mr. Stevens said the goal in architecture with senior living is to provide a building that the Village can be proud of and one that the residents can be comfortable with. Most of their communities are designed with a Cape Cod theme. On the exterior there is a spot for the residents to sit and enjoy the day. The building has a lot of

windows for natural light, cement board siding, and architectural shingles. All of their communities have full-time maintenance departments. He then showed pictures of the outdoor seating area and all the different elevations. He then showed pictures of the monument sign.

Mr. Stevens stated the development benefits are that it will provide a value and much needed service to the community. There is a lack of private pay senior housing in and around the Village of Woodridge. They hope to keep the seniors in the Village of Woodridge and allow for them to be healthy, active and happy citizens. They will secure an appropriate and necessary use for development of an important and highly visible Village intersection. They do create a lot of jobs and will have a minimal effect on current traffic volume. In communities that they operate they have been told that they decrease EMS calls. Their residents are very well taken care of and their staff works with EMS if by chance those needs do arise. Another big benefit is what will happen to the housing stock in the Village. Their typical resident is around 87 years old and 70% of them come within three miles of their community. Most of them own their homes and might not have kept up their homes or remodeled them in quite a long time. The effect that you see is a healthy turn on the housing stock. This will conclude their presentation and they are happy to answer any questions.

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

Commissioner Przepiorka asked if he could talk about the pay arrangement an applicant would have to make to their facility.

Mr. Stevens said they operate on a monthly rental model, so nobody signs long term leases. Usually their residents only move out if they have to go to a skilled nursing facility.

Commissioner Przepiorka asked what their average length of stay is for a resident.

Mr. Stevens stated it is about 24 months for assisted living and a little bit less for memory care. The longer their facility is in operation the longer the length of stay usually goes up. The average age will also decrease the longer they are in operation.

Commissioner Przepiorka asked if there were any firm plans for Lots 2 and 3.

Mr. Stevens said the reason they went after that corner parcel to begin with is they saw an opportunity there and were encouraged by staff to go after that parcel. What they think will happen is once they are under construction for the assisted living facility then they will start to market those two corner parcels. They do not have a particular use at this time. He sees development on those two parcels sometime between 18 months to 4 years out which could be one at a time.

Commissioner Hendle-Kinnunen asked if they could talk about safety for the residents since they are so close to 75th Street and Route 53.

Mr. Stevens stated this subject comes up often and he has letters directly from police and fire chiefs on the subject. They take safety very seriously and they install state of the art security. There is a nurse call system that is hooked up to all the entry and exits to the memory care. All the exterior entry and exits on the building are either locked or monitored with video. The assisted living residents are free to come and go, but the memory care patients are there for their safety. They do train their staff and all residents go under an assessment which involves the whole family. All the doors are within eyeshot of staff members. Since 2007 they have never had an issue.

Commissioner Hulbert asked if they could talk about the methodology that they use when seeking out a location like this.

Mr. Stevens said they are not like traditional retail developers. They find a market or community that really needs high quality senior living and then they find a great site. They had found that Woodridge is in need of high quality senior living about a year and a half ago. They usually will drive up and down every street within a community looking for a site. They were lucky to find this location. They also have been to every competitor in the area and surveyed their census to make sure they are confident in their investment. They have never had one of their senior living facilities fail because of all the diligence they put into researching.

Commissioner Hendricks asked what their average calls for ambulances is.

Mr. Stevens stated in Cedarhurst in Edwardsville they had 30 EMS calls in 2015. The fire chief stated in their letter that this should not increase the EMS calls. The reason being is that they are taking care of people that are having a hard time taking care of themselves in their home. They are preventing falls and chronic illness that would otherwise happen.

Chairman Hendricks asked if there were any more questions from the Plan Commission. None responded. He thanked the applicant for their presentation. He then asked if there was anyone in the audience that wanted to comment or ask questions regarding this public hearing. None responded. He then called for a motion to close the public hearing.

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

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

Nays: None

Motion passed

B. Plan Commission Discussion

Commissioner Balogh asked if staff could go over the deviations that are being requested.

Mr. Zawila summarized the relief request provided in said he is referring to Attachment 11 in staff's report. The first is the front yard setback, where in B-2 zoning the front yard setback is 30 feet from the property line. The applicant is requesting a 15 foot setback which is mainly for the canopy cover area. The side yard setback is relief for the west side of the development so they can place the building closer to that side. The minimum is a 20 foot setback and they are requesting a 10 foot setback. The relief related to the maximum lot coverage, each lot in the B-2 zoning district if rezoned requires 50%. They are asking for lot coverages of 58.28%, 74.24% and 73.40% to help with more efficient flow of traffic on the site. The building height is not measured in stories but rather in feet and 35 is the maximum in the B-2 zoning district. With the floor ratio, in the B-2 district you are allowed 0.50 and because on lot 1 the private facility they are requesting 0.60. The FAR for the entire development is 0.45.

Mr. Zawila stated in regards to parking they would be required to 161 spaces for the memory care facility and an additional 139 for the commercial components. Where they are looking for the reduction, and they are providing required parking on lots 2 and 3, is mainly for the memory care facility. In regards to the arterial landscape setback, the applicant is seeking a reduction and as previously noted the applicant is seeking relief from the required setbacks to accommodate the proposed building. The applicant is seeking relief from the foundation landscaping which they typically see when they are providing access along site. The side yard landscaping materials is in relation to item 2 which was previously talked about.

Mr. Zawila said the PUD building setback requirement, there is actually a setback for buildings after a certain height for PUD's. The development, the code would require a 55 foot setback from the front and side yards, related to the other setback relief setback requests. The last relief is for the landscaping for the parkway and sidewalk which staff is reviewing right now. There will be one more submittal that he does reference in the staff report. It does look like they will be able to provide the required landscape for the sidewalk. However, they are asking for this just in case they can't provide it by the time they finalize the approvals.

Chairman Hendricks stated it seems like they are doing a lot of these variations because this does not fit in the typical B-2 zoning.

Mr. Zawila said because of the proposed site plan and the large building, there are certain relief that will be required for the PUD.

Mr. Mays, Director of Community Development, stated what the community is experiencing and acknowledging with this development, as well as the Alden Senior Housing, is that when the zoning code was created it didn't take into consideration senior housing facilities. One example is the relief sought for parking requirements. The Village Code requires 1.5 spaces per unit, but as has been demonstrated tonight

and with Alden, seniors do not have the same parking requirements which results in the relief request.

Chairman Hendricks said he wanted to make note if these deviations are granted why they are being granted.

Commissioner Hendle-Kinnunen asked if the applicant can show her what the full access looks like if heading north on Route 53.

The applicant then showed the access plans for the site. There would be a dedicated left turn lane.

Commissioner Przepiorka asked if private facilities was allowed under the B-2 zoning district under a special use.

Mr. Zawila said yes.

Commissioner Przepiorka asked why the gas station that was located in the east corner was zoned R-1.

Mr. Zawila stated it was annexed in and at that time there was no application for rezoning, so it goes to the most restrictive zoning which would be R-1. The gas station at the time it was annexed was legal non-conforming.

Commissioner Przepiorka said in the elevations from east to west there shows what seems to be a big slope. He asked if there is going to be excavating done on the property to cause that slope.

Joshua Jennings, Dover Development, stated the building has a walk-out and to achieve that there is a slope from the front of the building to the back. Lot 3 is at intersection level but Lot 2 is kind of in a hole. What will happen with the reshaping of the dirt is Lot 2 will be somewhat level with Lot 3. As far as the incline goes on the walk-out the engineers made sure that it is not too steep.

Commissioner Przepiorka asked if they were planning on regrading the lot.

Mr. Jennings said they would have to no matter what because the way it is set, the Zero Gravity building is set in a hole.

Commissioner Przepiorka said it looks like there is a steep drop-off to the green space land to the south and west.

Mr. Pluskwa stated that is an existing condition that is there now.

Commissioner Przepiorka asked if the stormwater area was going to be sufficient for these three areas.

Mr. Zawila said when they have full buildout there will be less than 25,000 square feet of impervious surface and with that DuPage County Stormwater Ordinance does not require stormwater detention.

Commissioner Przepiorka stated the letter that was submitted as Exhibit “C” states that they have an issue with stormwater runoff on this development.

Mr. Zawila said the original plans that the Forest Preserve reviewed was a previous version, they are still waiting to finalize the engineering for the stormwater. With any development that comes in it does have to meet the Village’s stormwater ordinance. The applicant sent the previous version of the plan to them, and staff is always available to review the plans with the Forest Preserve. They had received the letter today and they do plan responding.

Commissioner Przepiorka asked if that needs to be made a condition then onto the recommendation.

Mr. Zawila said there is a condition in staff’s report which is number 8, requiring that the stormwater and engineering plans are submitted and approved by the Village Engineer prior to submittal of a building permit.

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

C. Staff Recommendation

Mr. Zawila said if the Commission is in agreement they can make a motion to combine all the Findings of Fact and recommendations then take a vote on it.

Chairman Hendricks asked if anyone on the Commission did not want to adopt the Findings of Fact and recommendations they are currently listed in staff’s report. None responded.

D. Plan Commission Recommendation

Commissioner Mast made a motion, seconded by Commissioner Gaspar to combine the Findings of Fact as listed in staff’s report dated March 7, 2016. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Gaspar made a motion, seconded by Commissioner Przepiorka to approve the combined Findings of Fact as listed in Attachments 12 through 16 in staff’s report dated March 7, 2016. A roll call vote was taken:

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

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to combine the recommendations as outlined in staff's report dated March 7, 2016. A roll call vote was taken:

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

Commissioner Przepiorka made a motion, seconded by Commissioner Hendle-Kinnunen to recommend to the Mayor and Board of Trustees approval of the combined recommendations on pages 8, subject to plans A through I on pages 8 and 9, subject to the deviations from the Zoning Ordinance and variances from the Subdivision Ordinance as listed on Attachment 11, and subject to the conditions 1 through 10 on pages 9 and 10 which are all listed in staff's report dated March 7, 2016. A roll call vote was taken:

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

V. CONSIDERATION OF AMENDED ZONING LOT PLAN NO. 1, PRELIMINARY PLAN AND PLAT OF REGIONAL PLANNED UNIT DEVELOPMENT FOR UPTOWN AT SEVEN BRIDGES, AND PRELIMINARY PLAT OF SUBDIVISION FOR UPTOWN AT SEVEN BRIDGES – NORTHWEST QUADRANT AND LOTS 9 & 10 OF MAIN STREET AT SEVEN BRIDGES – PULTE HOMES

A. Staff Presentation

Jenny Horn, Senior Planner, said there is a long history with Seven Bridges in the community. The annexation agreement for the development was approved in 1987. It contemplated a truly mixed use development with almost 400 acres of land located along Route 53 and Hobson Road. Seven Bridges included several multi-family developments west of Double Eagle Drive. Main Street, which is east of Double Eagle Drive, is the commercial component of the development. Mrs. Horn showed the location on the overhead. In 2007 when the annexation agreement expired the Village entered into a Development Agreement with the current owners of the development, which granted approval for the northwest quadrant of the development. This is the final component that is to be built-out for the Main Street Development. The approvals in 2007 for the northwest quadrant included a 120 unit hotel, 18,000 square feet of retail, a 6,400 square foot bank, and 150 condominium units.

Mrs. Horn stated the project from 2007 never moved forward and the property has subsequently been acquired by the Broe Group who are the current owners. In 2013

the Village along with the Broe Group worked with a consultant to evaluate the feasibility of the 2007 approval. The study concluded that a hotel on the northwest quadrant is not feasible. At this time, Pulte Homes is seeking approval of an amendment to the zoning lot plan, preliminary RPUD, and preliminary plat of subdivision for the northwest quadrant and lots 9 and 10.

The preliminary proposal that is before the Commission tonight really consists of two components. The first is an 80 unit row home development and second, a commercial component which consists of three commercial buildings along Main Street. Mrs. Horn showed on the overhead the location of both developments. The residential portion, which is referred to as Uptown, covers approximately 5 acres of the development. The row homes that are proposed are a for-sale product, each are about 1,700 to 2,200 square feet and with three to four bedrooms. Each of the homes are proposed to have a two car rear-loaded garage that will be served by a network of private streets. The private streets will be maintained by the HOA (homeowner's association).

The commercial component of the proposed development includes three separate commercial buildings along Main Street. In total it would come to 37,000 square feet with two one-story buildings which are approximately 8,000 square feet. A third building which was previously preliminary approved in 2004 but never moved forward. That particular building is going to be two to three stories retail/office building. In terms of the use as proposed, the multi-family residential and commercial component, they are consistent with the approved uses in the conceptual plan for the overall Seven Bridges development. Also, consistent with the uses in the zoning lot plan for the Main Street development.

Mrs. Horn said in terms of traffic and access, the traffic study concluded that the existing street system within Seven Bridges development, with access to Route 53 and 3 separate points as well as Hobson Road by way of Double Eagle Drive, to be sufficient. The Village's engineering consultant has reviewed and supports the findings of the developer's traffic analysis. Pedestrian access is provided through the development with a series of both north/south and east/west sidewalks. As proposed there is a 10 foot sidewalk proposed on the north side of Irving Place and a 7 foot sidewalk proposed on the south side. Staff feels that since Irving Place is an important pedestrian corridor for the residential portions of Seven Bridges, that it should be increased to 10 feet on the south side and has made it one of the conditions in staff's report.

Parking for the residential and the commercial portions of the development was evaluated by staff in great detail. For the residential portion a ratio of 4.6 parking spaces per unit is proposed. This includes the parking that is provided in the garages, driveway, along the private streets, as well as the on-street parking along Irving Place. Staff is comfortable with the 4.6 ratio provided based on the analysis of some similar projects of townhomes developments nearby. Staff is also supportive of the proposed parking for the commercial component of the development. This is based on an

analysis of the existing, as well as the proposed commercial space and the parking totals for the northern portion of the Main Street development, which includes everything north of Woodridge Drive.

Mrs. Horn stated at final build out there will be about 139,000 square feet of commercial space and that includes everything north of Woodridge Drive. This includes the three lots, as well as the vacant space. The total parking for Main Street, including the proposed new spaces, in addition to the 22 new spaces being proposed for lot 16 is 737 spaces. This exceeds the code requirement of one space per two hundred square feet of commercial space and staff is comfortable with this ratio. This analysis assumes a two story office building on lot 9. So staff would recommend that when the developer moves forward with final RPUD approval, if it is greater than two stories, they provide additional analysis to confirm that there is sufficient parking to support the development.

The landscaping that is proposed for the development includes a mix of shade and ornamental trees, upright evergreens, low bushes and ground plantings. Staff feels the proposed landscaping is appropriate in terms of the scale for the space. The landscaping for the commercial component is not included at this time but will be required at the time of final approval. It is expected that the landscaping will mirror the other commercial developments along the Main Street of Seven Bridges. It will have a mixture of street trees and aboveground planters, and brick paver sidewalk accents.

Mrs. Horn said since the Seven Bridges open house that staff held in 2014 they have been committed in keeping those interested parties informed of when proposals come in. There are about 35 people on the list currently, so staff did provide a summary of the proposal and they did receive a few responses. One was a comment in support and two were in opposition. She stated this would conclude staff's report. The applicant is here tonight with their own presentation.

B. Applicant Presentation

Kathleen West, Attorney with Dommermuth, Cobine, West, and Gensler, stated she was representing Pulte Homes Corporation. Pulte Homes is the contract purchaser of the property commonly known as the northwest quadrant of Seven Bridges. Pulte proposes to develop this 8.74 acre vacant parcel land with an upscale urban mixed use development. It will consist of three commercial sites and 80 three-story row homes. Pulte's development proposal maintains the residential and retail elements of the 2007 Seven Bridge's plan. The northwest quadrant is the final component of the overall Seven Bridges development and Uptown will complete this overall development. Pulte is very excited about presenting this proposal. This is the second development that Pulte has done here in Woodridge in the last couple of years. Representatives from Pulte and the consulting and design team are here tonight to answer any questions that someone might have tonight.

Peter Pluskwa, Cemcon, Ltd., said they are the land planner for the project. As mentioned before, Uptown of Seven Bridges is an 80 unit row home development. It also provides three commercial pads for development. The concept for the development provides a pedestrian friendly urban streetscape along Mulligan Drive, Double Eagle Drive, Irving Place and Main Street. Each unit will provide a front courtyard to enhance the urban feel with the design of landscaping within the courtyards. The development has vehicle access off of Main Street just south of Mulligan Drive and off of Irving Place.

Luay Aboona, Traffic Consultant and Principal for KLOA, stated his firm performed the traffic study for the proposed development. He said staff did a great job of summarizing their study. They looked at the traffic impact from the proposed townhome development as well as the commercial parcel. The site is well served by the roadway system that has adequate capacity to accommodate the increased traffic from this development. The residents will have multiple ways to access Route 53. Internal access will be off of Irving Place as well as Main Street. From a parking standpoint the townhomes parking ratio is at 4.6 spaces per unit which is adequate to accommodate the needs of this development. Similar for the commercial development when you combine the parking for the area the ratio of 5 per 1,000 is more than adequate to accommodate parking for the commercial.

Rob Getz, Land Acquisition Manager for Pulte Homes, said he would like to talk about the architecture that they are proposing for the row homes. They are trying to create a unique product for what is a very unique development. They are looking to do something very urban and modern with a transition from the retail. Their design incorporates multiple use of quality material to create architectural interest and variety. There is a heavy emphasis on brick on each of the units as well as transitioning into some flat engineered wood panels, and then also some engineered wood siding on some of the other units. Again there is a variety when you look at the streetscape of different types of quality materials. This is a three story product with garages in the rear and doors on the front to hide the garages. They will range from 1,700 square feet up to 2,200 square feet. There are two units with one being 20 feet wide that has 2 different floor plans and the other 22 foot wide model has two floor plans. It is a three bedroom standard unit and each unit will have a two car garage. There is a 6ft. by 18ft. deck on the second story coming off of the kitchen for each unit. The base pricing for the units will be in the range of the high \$200,000 to low \$300,000, with options averaging \$350,000.

Greg Segan, Signature Design Group in Naperville, stated on the overhead is a perspective view of the northeast entrance which is at the corner of Mulligan and Main Street. What is seen is a large attractive detailed stone sign column which will announce the name of the community. The sign column will be framed with attractive layered landscaping behind it and ornamental metal fencing which will wrap around it. The fencing will extend from the sign column along the entire Mulligan and Double Eagle frontage of the project. It will reinforce the urban feel that they are trying to create. Their second sign column will be just north of Irving

Place and it will mirror the other sign column. The landscape materials will be a combination of upright and shade trees, evergreens, ornamental trees and then detailed layering of ground plain with shrubs, perennials, and mass plantings. This layered landscaping will be reinforced by shrub hedging to reinforce that urban feel. Internally they are interconnected with a series of sidewalks both north/south and east/west. The sidewalk system supports and provide further connection and encouraging walkability, biking and trail base recreation to the larger area at hand. This provides a very attractive and livable community for the future residents and they are very excited about all the potential for this site.

Mr. Getz, said lastly he would like to talk about the benefits of this development for the Village of Woodridge and Seven Bridges. Not only is he interested in this development from a professional standpoint but he is also a resident in Green Trails in Lisle. He does frequent this area daily and is a member of Edward Health and Fitness. It is in his best interest that this is a phenomenal development not just for a short term but in the long term as well. What he is excited about with this development is the final component of the Seven Bridges development. Right now as you go north on Main Street there is a little bit of a wasteland feel. It will feel different once there are 80 upscale homes there and three more commercial developments. It will finish out Main Street and feel like a life style center like it was supposed to be. There will be vibrancy and energy and people using that traffic circle. They are bringing the residential component which will enhance the current and proposed commercial liability. There are 80 units which will have anywhere from 2 to 4 people per unit.

Mr. Getz stated for several years there has been a 6 acre pad out there that was a little bit too big for folks to maybe get their head around with what they wanted to do with it. With this development they are essentially taking and platting out a residential and commercial component. When they close on the property they will be selling the commercial component to a commercial developer. They do have a commercial developer that they are working with right now and they are in the final stages of negotiating their contract with them. It is a group by the name of Gateway Investment Partners. One of the principals is here tonight listening in and ready to follow them through this process.

Mr. Getz said the type of housing that they presenting is unique and will be for sale. In Seven Bridges right now there is a small townhome component but the majority of the housing is split between two large apartment complexes. The people living in these units are going to be just as interested in the success of the commercial component of this development. Their property values will greatly affect how that commercial development does. They will be shopping there because they need to but also because they want to. The row homes that they are providing here is a fairly unique product for the Chicago suburban market right now. You will not see a lot like this in the suburbs. It will attract some millennials to come out of the city and come to the suburbs to put down roots here as they are about to start their families. They did have SB Freidman provide an economic study for this development and that

study showed that there would be a net positive revenue impact to all Woodridge taxing districts. Lastly, this development will achieve the Village's mission to achieve a high quality of life for its residents. This is truly unique to have a residential townhome here in such a great atmosphere where folks can walk to all the places they need to go. It is such a great opportunity and they are very excited.

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

Commissioner Przepiorka asked if they could talk about their targeted market.

Mr. Getz stated it's a three-story product with a two car garage on the first floor with a basement room. On the second floor there is a kitchen and living room and then the third floor there is master bedroom and two additional bedrooms. They are targeting millennials or young professionals who live in the city that are probably going to start a family soon. There is a Pace bus that takes them to the train station. It could also be for someone trying to downsize or divorced parents. There are a lot of groups that this development would fit.

Mr. Getz said over the past five to seven years they have completed similar developments like this. Some of the places are in downtown Arlington Heights, Park Ridge, and Glenview.

Commissioner Gaspar asked who maintains the Mulligan and Double Eagle Drive.

Mrs. Horn said it is the Village.

Commissioner Gaspar asked with the added traffic will there need to be a maintenance and shared access agreement with the access off of Route 53.

Mrs. Horn stated the internal roads that were shown as hash lines on the site plan will be maintained by the HOA.

Commissioner Gaspar said what about the additional traffic to Mulligan and Double Eagle.

Mrs. Horn stated it is not anticipated that there would be an additional contribution for those roads. As part as the overall association at Seven Bridges they will be part of the association so they would contribute to the other internal private roads as well.

Commissioner Gaspar said these are big units and they are trying to attract millennials who are trying to have kids but there is not a lot of open space. He asked if there was any thought of creating some open space where kids can hang out.

Mr. Getz stated what they find great is the trail system that runs through here. If you leave the front door and go directly across the street you have a trail that goes right along the golf course. Right across the street there is 15 miles of bike trail, dog park,

and all sorts of phenomenal facilities from the Park District. There are also some courtyards that are a good size in between the townhomes. There is an ice rink, the gym and there are the trails. The buyer is looking for this type of urban experience.

Commissioner Mast asked if Gateway had anything in mind as to what type of business would go there.

Mr. Getz said where the buildings are located with the parking space in the middle was worked out in conjunction with Gateway on how they wanted it laid out. The types of business that they might be looking at is quick service restaurants or service type uses. Those units are laid out in size very similar to what is across the street with additional parking in-between to address some issues that had been seen in the traffic with the retail space.

Commissioner Mast stated this size may be limiting for a variety type of commercial operations that might be interested in serving a community like this. She asked would a grocery store fit in there.

Mr. Getz said that has been mentioned a few times and staff has mentioned that to them. They have gone out there and looked at that but with the parking that is involved it just goes in a different direction. Hopefully there might be able to be a small neighborhood quick service type of store.

Commissioner Mast stated she is just trying to go along with their idea of an urban community and that would be something. She has a lot of friends in the city and there is usually a neighborhood grocery store that they usually walk to. She feels that would be something to enhance Seven Bridges. She is excited by the design but is concerned about the location of the commercial property and if it would be limiting.

Mr. Getz said that having a small local grocery store is not out of the realm of possibilities.

Commissioner Mast asked where people who lived here would hang out to meet their neighbors.

Mr. Getz showed on the overhead where the courtyards were located. There are all those patios that people will be grilling out on and people will be walking over. That is why they worked with staff on the patios. There is a nice opportunity with those patios to get a nice vibe going in the community.

Commissioner Przepiorka asked if staff could comment anymore on the three comments that they received from residents in the area.

Mrs. Horn said the first is a nearby resident that was generally against the plan because there is already a lot of congestion in the area. The second was in support of the plan from a long time resident that was excited to see townhome developed on

this parcel. The third is from a business owner in the Seven Bridges community that was not supportive of additional residential or commercial for this area.

Chairman Hendricks asked if any of the roads were brick.

Mr. Getz stated they would be standard asphalt roads.

Commissioner Przepiorka asked if the front of the units were going to be as close to the sidewalk as the picture in their presentation shows.

Mr. Getz said depending on where you are. There are some places where the stoop is 15 to 20 feet to the sidewalk. In other areas it is much further back due to a common easement that runs through. So it does varies throughout the development.

Commissioner Przepiorka stated there is a metal fence that runs along Mulligan and Double Eagle but what about Irving Place.

Mr. Getz said on Irving Place is where you are transitioning into the commercial so it is more of the downtown feel. There is a 10 foot wide sidewalk on both sides of the street so they will have more of the downtown city feel. The other area is more suburban.

Commissioner Przepiorka asked if when they come back for final approval if that will be a public hearing.

Mrs. Horn stated it will not be a public hearing because they are not amending the conceptual plan. They will let everyone on the interested parties list know about the proposal.

Commissioner Przepiorka asked where the interested parties list was generated from.

Mrs. Horn said it is from when the Village, with the owners of Seven Bridges, hosted a resident/business owners meeting in 2014. It was so they could get feedback from the proposal at the time and also general feedback as to what the community would like to see.

Chairman Hendricks asked if there were any more questions or comments from the Plan Commission. None responded. He then asked if anyone in the audience wanted to come up and comment or ask questions.

C. Public Comment

John Seelander said he has been a resident for 28 years. It is an exciting opportunity but he does caution the density of the project. He is concerned about the amount of green space and is concerned about where the water is going to go. He asked if there is a requirement as to when a residential area is built that there must be a park.

Mrs. Horn stated in regards to the stormwater, the overall Seven Bridges development when it was conceived in the 80's, a regional stormwater detention was provided. That is why you don't see stormwater as part of this development or any other small development for this area. In relation to open space, as part of the original development the golf course and Riverwalk was part of the open space that is required for the Village. That is why there are no parks as part of the development.

Mr. Seelander asked if the kids are supposed to go play on the golf course.

Mrs. Horn said they have some opportunities as Mr. Getz mentioned with the existing bike paths and trails.

Mr. Seelander stated he would like to see a little more green space for the area. The last comment he would like to make is these homes look great and are nice but they do not match anything else in the area.

Chairman Hendricks asked if there were any more public comments. None responded.

D. Plan Commission Discussion

Chairman Hendricks said he agrees with Mr. Seelander and feels in order to be marketable it might be in the best interest to have a little more open green space. He agrees with Commissioner Mast about the grocery store. If you're trying to create an urban feel then a grocery store is needed.

Chairman Hendricks asked if there were any other comments. None responded.

E. Staff Recommendations

Mrs. Horn said there is a total of four motions, two of which are Findings of Fact. Staff is not recommending to combine the motions.

Commissioner Przepiorka stated before they continue he would like to echo his comments and Commissioner Mast's comments in regards to the open space. This is a great development that has been brought before them. They have had several come before them over the years and this is one of the better ones. However, he feels it would be better if there was some green space in there.

Mr. Mays, Director of Community Development, said it would be helpful to the developer and Village staff if the Plan Commission gave some specific recommendations as to where they would like to see that open space.

Commissioner Mast stated there are some best practices for building a healthy community. CDC has a lot of references about designing a space where people in a

community will aggregate. It doesn't have to be something high maintenance or expensive. There are good guidelines in the public domain. It is not so much as to where and their design team can look at that. If they are looking at millennials then they should look at roof top gardens or healthy places for eating that grow their own food. For her it is not so much where, but more that it is somewhere in the community.

Commissioner Gaspar said if you want specific suggestion then the southwest corner where the other sign would be a good place. You don't really need the other sign and it would be a good place for a park. Or on the north side where the triangle space is between the buildings. There are opportunities with what is there.

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

F. Plan Commission Recommendation

Commissioner Przepiorka made a motion, seconded by Commissioner Hendle-Kinnunen to combine the Findings of Fact as contained in Attachment 8 and 9 as a whole. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to adopt the combined Findings of Fact. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Balogh made a motion, seconded by Commissioner Przepiorka to recommend to the Mayor and Board of Trustees approval of an Amendment to RPUD Zoning Lot Plan No. 1, subject to the previously approved Findings of Fact and subject to the Tenth Amendment to the RPUD Zoning Lot Plan No. 1, as prepared by Cemcon, Ltd., 2280 White Oak Circle, Suite 100, Aurora, Illinois, consisting of one page, dated, November 25, 2015 and revised through March 1, 2016. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner Przepiorka made a motion, seconded by Commissioner Hendle-Kinnunen to recommend to the Mayor and Board of Trustees approval of Preliminary RPUD Plan for Lots 1 through 17 of Uptown and Lot 18 of Main Street at Seven Bridges, and Preliminary Plat of Subdivision for Uptown at Seven Bridges, subject to the previously approved Findings of Fact and subject to the following plans A

through D as listed on pages 8 and 9 in staff's report dated March 7, 2016, and subject to the following conditions 1 through 5 as listed on pages 9 and 10 in staff's report dated March 7, 2016 with one additional condition:

6. The applicant will evaluate options for providing open space within the Uptown development prior to seeking Final RPUD.

A roll call vote was taken:

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

Nays: None

Motion passed

VI. DISCUSSION ITEMS

Mrs. Horn said there are several cases planned for the upcoming months

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

There was no update on previous cases.

VIII. ADJOURNMENT

Chairman Hendricks called for a motion to adjourn.

Commissioner Gaspar made a motion, seconded by Commissioner Mast to adjourn the meeting at 9:24PM. A roll call vote was taken:

Ayes: Gaspar, Mast, Balogh, Henle-Kinnunen, Hulbert, Przepiorka, Hendricks

Nays: None

Motion passed

Chairman Hendricks

Peggy Halper, Secretary