



# Village of Woodridge Plan Commission

## Regular Meeting

### Final Agenda

Community Development Department  
Five Plaza Drive  
Woodridge, IL 60517-5014

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Monday, July 17, 2017

7:30 PM

Werch Board Room

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- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
  - A. Plan Commission - Regular Meeting - Jun 19, 2017 7:30 PM
- IV. Case Consideration
  - A. Woodridge Plan Commission Consideration of a Text Amendment to Title 9 of the Municipal Code - Vital Signs, Inc.
    - a. Public Hearing
    - b. Plan Commission Discussion
    - c. Staff Recommendation
    - d. Plan Commission Recommendation
- V. Public Comment (Items Not Related to the Agenda)
- VI. Discussion Items
- VII. Update of Previous Plan Commission Cases
- VIII. Adjournment

*Public comment, with respect to items that are not the subject of a public hearing required by law, is limited to five minutes for each member of the public. It is requested that, if possible, one spokesperson for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to the podium and state their name, address and the group they are representing prior to addressing the Plan Commission.*

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of June 19, 2017**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, June 19, 2017 in the Board Room of the Village Hall, Five Plaza Drive Woodridge, Illinois.

**I. CALL TO ORDER**

Chairman Mast called the meeting to order at 7:31 p.m.

**II. ROLL CALL**

Upon roll call the following were:

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

Absent: 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**

**A. Plan Commission – Regular Meeting – May 15, 2017**

Commissioner Gaspar made a motion, seconded by Commissioner Hendle-Kinnunen to approve the minutes from the May 15, 2017 meeting with no changes. A roll call vote was taken:

*Ayes: Gaspar, Hendle-Kinnunen, Balogh, Jarog, Mast*

*Nays: None*

*Motion passed*

**IV. CASE CONSIDERATION**

**A. WOODRIDGE PLAN COMMISSION CONSIDERATION OF MAJOR AMENDMENT TO A FINAL PLAN AND PLAT OF PLANNED UNIT DEVELOPMENT – BRIANNE SUBDIVISION – 2449 63<sup>RD</sup> STREET – FRED AND MARTY MAASS**

**Public Hearing**

Chairman Mast called the public hearing to order. She 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”. She then asked for staff to make a presentation.

### **Staff 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", staff's presentation will be exhibit "C", and applicant's presentation will be exhibit "D". The existing automotive service building, which currently operates as Maass Automotive, is located on lot 2 in the Brienne Subdivision Planned Unit Development (PUD). The applicant, Fred and Marty Maass, is applying for a Major Amendment to the Final PUD Plan and Plat. The applicant purchased the former Oil Express building in 2016 and is proposing to construct a 1,410 square foot addition to the existing 2,018 square foot automotive service building on the subject parcel. He showed where the addition would be located on the overhead.

The existing service building was granted a special use with the original approvals. The proposed building addition is consistent with the original façade and will add two additional service bays. Access to and from the subject parcel is provided by the drive aisle that is shared with the adjacent shopping center and the entrance at the property's northwest corner. Both access points will remain with the proposed addition. A total of 10 parking stalls will be provided for the site, which is two more than currently provided. The provided parking exceeds the required parking by two stalls. Similar to other automobile service uses in the community, staff recommended that a condition be placed on the approvals to prohibit outdoor overnight customer vehicle parking.

Mr. Zawila stated the proposed landscaping plan meets the Village requirements. However, several plantings reflected on the plan have been removed or died since placed on the site with original construction. It is recommended that a condition be placed on the approvals that the subject parcel is brought into compliance with the proposed landscaping plan prior to the issuance of an occupancy permit.

Mr. Zawila said that there is one clarification on the case, the public hearing notice stated that a deviation was required for this project, but there is actually no relief necessary with the proposed plan.

### **Applicant Presentation**

Fred Maass, applicant, was sworn in and stated that his intention is to expand and improve the facility. The object is to convert a quick lube into a more serviceable, full service automobile repair and maintenance business. Recently, oil change businesses have struggled because they limit themselves to just oil changes and just a few extra services. They are experienced owners and managers of a full service repair shop, which was located in Downers Grove. It was a franchise, and at the end of their commitment with them, they decided they would prefer to be independent. They would like to be a small community service business that is involved with the community. His background is with biochemical engineering, he has been in

corporate management for 45 years in the food industry, and upon retirement went into the automobile repair business. He is more than happy to answer any questions.

Scott Krafthefer, Oakwood Development Corporation, was sworn in and said they had helped Mr. Maass find this site so he can relocate from Downers Grove. They like the site because there was room to expand so they can have a full service automotive facility. His company has been in business for 17 years and are headquartered out of Westmont. They do commercial and residential and have experience with this type of project. He is present tonight to answer any questions regarding the construction of the site.

### **Public Comment**

Chairman Mast asked if there were any questions or comments from the audience. None responded. She then called for a motion to close the public hearing.

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

*Ayes: Jarog, Gaspar, Balogh, Hendle-Kinnunen, Mast*

*Nays: None*

*Motion passed*

### **Plan Commission Discussion**

Commissioner Gaspar asked if they were taking a bay out of the building.

Mr. Krafthefer said yes. By projecting the new addition onto it, it will overlap one of the doors on the west side of the building. There will be two doors facing west and two doors facing south.

Commissioner Hendle-Kinnunen asked what they were going to do as far as signage.

Mr. Maass stated they will have signage on the building. He will be working with staff in regards to the signage. They might have temporary signage during the construction because they will be open during that time.

Commissioner Gaspar asked if four bays will be enough to house the cars that they will be working on and having to keep overnight. Especially, since there is no parking of cars outside of the building allowed overnight.

Mr. Maass said the facility was supposed to have five bays. Three bays on the quick lube and then the two on the addition, but with unexpected costs they had to eliminate a bay. They will have a set of plans for extending one more bay if they wanted to expand at a later date. Five bays is sufficient for a service repair shop that grosses a million dollars a year.

Chairman Mast asked if there were any further questions from the Commission. None responded. She then called for a motion for recommendation.

### **Plan Commission Recommendation**

Commissioner Balogh made a motion, seconded by Commissioner Jarog to combine the Findings of Facts in Attachment F and G, as listed in staff's report, as a whole. A roll call vote was taken:

*Ayes: Balogh, Jarog, Gaspar, Hendle-Kinnunen, Mast*

*Nays: None*

*Motion passed*

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Mast to approve the combined Findings of Fact, as a whole. A roll call vote was taken:

*Ayes: Hendle-Kinnunen, Mast, Balogh, Jarog, Gaspar*

*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 an Amendment to an existing Special Use Permit for a Planned Unit Development based on the adopted Findings of Facts (Attachment F and G), in accordance with the plans A through E, and subject to the following conditions A through D, as listed in staff's report on pages 23 and 24. A roll call vote was taken:

*Ayes: Gaspar, Hendle-Kinnunen, Balogh, Mast, Jarog*

*Nays: None*

*Motion passed*

### **B. WOODRIDGE PLAN COMMISSION CONSIDERATION OF A MAJOR AMENDMENT TO A FINAL PLAN AND PLAT OF REGIONAL PLANNED UNIT DEVELOPMENT – UNION POINTE PHASE 3 – 9012 – 9020 MURPHY ROAD – COOPER'S HAWK**

#### **Staff presentation**

Jason Zawila, Planner for the Village of Woodridge, said in 2011, the Village Board granted an amendment to the Village's Comprehensive Plan and the McAdams Conceptual Land Use Plan to allow the phased development of the 80 acre Union Pointe Business Park. The location is at the northwest corner of the intersection of Woodward Avenue and I-55, east of I-355. It was constructed over four phases, with the first phase being Edward Don, phase two is Orbus Exhibit & Display Group, and phase four is AMS. The subject property, phase three, was originally constructed as a 256,000 speculative office/warehouse building, which is currently home to Kellogg and now the applicant.

Mr. Zawila said that last year, Cooper's Hawk Winery and Restaurants signed a lease to occupy the vacant 121,000 square foot space, immediately north of Kellogg. The site will be the relocation of the corporate headquarters, winery operations and restaurant support division. The relocation from Countryside will be phased over the next two years. The first phase includes the construction of the winery operations. Construction of the production operations are expected to be completed this fall, with administrative offices next year. The second phase will include construction of the restaurant support center (RSC), which is subject to the development request this evening. With both phases the applicant's corporate headquarters relocation is expected to bring over 190 jobs initially, with nearly 100 new jobs projected by 2023.

Mr. Zawila stated the applicant is applying for a Major Amendment to the Final RPUD, requesting relief for reduction in the required parking the RSC, and signage. Per the Village Code requirements the existing tenant space, currently occupied by Kellogg, and build out of the Cooper's Hawk would require 387 spaces. Upon completion of both phases and accounting for the existing Kellogg space, 255 stalls are currently provided for the development, with the applicant proposing an additional 41 land banked stalls as shown on the overhead. Based on the parking analysis provided by the applicant, the proposed 296 stalls provided on the site is sufficient to serve the development and the long term plans for Cooper's Hawk staffing needs.

Mr. Zawila said regarding signage, the submitted plans show the location of three directional signs and wall signage for both phases of the buildout. For directional signage, a maximum of four square feet is permitted for directional and address signs. All three directional signs, proposed at 16 square feet, will require relief from the maximum are requirements allowed for this type of signage. There is also one wall sign currently proposed for the western façade of the development. This is the façade that faces I-355, which includes a 300 square foot sign for the RSC, which is 150 square feet larger than permitted by Village Code. As a point of reference, for phase one, the Village granted relief to allow 550 square feet of wall signage for Edward Don. The applicant is not proposing to construct a wall sign for the production facility, so no details on that signage have been provided. If they choose to construct a sign at a future date, the applicant will be required to obtain a sign permit and would be allowed a maximum of 150 square feet by code.

### **Applicant presentation**

Jennifer Kaufman, Director of Operations for Cooper's Hawk Winery and Restaurant, said as far as the signage relief they feel it will enhance their visibility along I-355 and provide the appropriate amount of directional signage to handle both types of traffic coming to their facility. The winery facility operates more leanly than a traditional factory, so they do believe the parking relief will suit their needs.

Ms. Kaufman provided background on Cooper's Hawk. The company was founded in 2005 by Tim McEnery who was born in Oak Lawn. Cooper's Hawk is a lifestyle

brand and category creator. They are redefining the modern casual dining experience by creating this immersive experience. It is not just food but also the wine, where there is a wine club and also a retail facility. They are the 5<sup>th</sup> largest winery outside of California, 35<sup>th</sup> largest producer in the U.S. and that is including California. The wine club membership is over 225,000 members.

Ms. Kaufman stated they are really excited about the RSC. They are currently in four different buildings and are looking forward to combining that to one. At the RSC there will be a fully operational test kitchen and support rooms. There will be a large training facility. They hire large amounts of people and are currently in eight different states with 30 locations. They are planning on opening 5 to 6 locations a year and hire about 125,000 to 250,000 people per restaurant location. The managers will be coming into Woodridge for training.

Ms. Kaufman said they are hoping to build a certain amount of flexible space. Part of their community is to celebrate and have fun and they will need some space to do that. They will be operating more efficiently with better equipment. They are moving from 65,000 square feet to 100,000, moving from two buildings to one, moving from 18 feet ceilings to 32 feet ceilings. They currently make about one million gallons of wine and this facility will support about 2.375 million gallons. So they are hoping to increase their stats for largest producer in the U.S. They currently have 31 tanks and that will increase to 49 tanks with 358,000 gallons. They are purchasing a new bottling line from Italy, which will increase their production from 32 bottles per minute to 85 bottles per minute. That is how they are going to increase efficiency but keep their overhead lower. This would conclude her presentation and background. She is able to answer any questions that the Commission might have.

### **Public Comment**

Chairman Mast asked if there was anyone in the audience that might have questions or comments. None responded.

### **Plan Commission Discussion**

Commissioner Hendle-Kinnunen asked in regards to the test kitchen, were they bringing people from the outside to sample or employees.

Ms. Kaufman said it would not be open to the public. This is for executive chefs and chefs to test out new menu items. Also, specifically to test out new kitchen equipment and to keep increasing the efficiency of their kitchens.

Commissioner Jarog stated he thinks this is fantastic and hopes that there are plans to open up a restaurant in Woodridge.

Commissioner Balogh asked if they will be providing tours to their facility.

Ms. Kaufman said there are a couple of factors for whether or not they will give tours. One is the liquor license and what kind of public access that will allow. They are going to apply for a retail license, which will allow their employees to purchase wine. Part of their wine club benefits, may or may not include private ticket wine tours, which is dependent on whether the liquor license will allow that.

Mr. Zawila stated they are currently working on applying for a liquor license which has to go to the Village Board for their consideration.

Commissioner Gaspar asked if the flex space parking would be allocated to retail and for special tours.

Ms. Kaufman said no the flex space on the RSC is more for employee benefits. There will be on RSC section, towards the back near the bay, for their retail facilities. They will fulfill ecommerce out of their RSC, which might be a little different, because they will not fill it out of their winery side. So if someone purchases a non-alcoholic item then it will be filled out of the RSC side.

Chairman Mast asked what is the time frame for training.

Ms. Kaufman stated they usually have their managers training three to five days inside the support office. Most of the on-sight training is done at Arlington Heights, which is their largest restaurant.

Chairman Mast asked if there were any more questions for the applicant from the Commission. None responded. She then asked if staff had any recommendations.

### **Staff Recommendation**

Mr. Zawila said there are three separate motions that are needed.

Chairman Mast then called for a motion for recommendation.

### **Plan Commission Recommendation**

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Balogh to combine the Findings of Facts in Attachment G and H, as listed in staff's report, as a whole. A roll call vote was taken:

*Ayes: Hendle-Kinnunen, Balogh, Gaspar, Jarog, Mast*

*Nays: None*

*Motion passed*

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to approve the combined Findings of Fact, as a whole. A roll call vote was taken:

*Ayes: Balogh, Gaspar, Hendle-Kinnunen, Jarog, Mast*

*Nays: None*

*Motion passed*

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Jarog to recommend to the Mayor and Board of Trustees approval of an Amendment to an existing Special Use Permit for a Regional Planned Unit Development based on the adopted Findings of Facts (Attachments G and H), subject to the deviations listed in Attachment F, in accordance with the following plans A through C, and subject to the following conditions A and B, as listed in staff's report on pages 41 and 42. A roll call vote was taken:

*Ayes: Hendle-Kinnunen, Jarog, Balogh, Gaspar, Mast*

*Nays: None*

*Motion passed*

**C. WOODRIDGE PLAN COMMISSION CONSIDERATION OF AN AMENDED ZONING LOT PLAN NO. 1, PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR LOTS 3 AND 4, AMENDED PRELIMINARY RPUD PLAN FOR LOTS 3, 4, AND 19, AND FINAL RPUD PLAN FOR LOTS 3 AND 4 – LOTS 3 AND 4 OF MAIN STREET AT SEVEN BRIDGES – SOUTHWEST CORNER OF IRVING PLACE AND MAIN STREET – GATEWAY SBLR, LLC**

**Staff presentation**

Jenny Horn, Senior Planner for the Village of Woodridge, stated the subject property is .5 acres on Lots 3, 4, and 19 of Main Street at Seven Bridges, which is at the southeast corner of Main Street and Irving Place. Seven Bridges is a 388-acre regional planned unit development that was envisioned to combine both retail, restaurant, entertainment and residential uses to provide a “downtown” for the community because at that time there really was not a downtown. Beyond Lots 3, 4, and 19 there are two other vacant commercial lots remaining in Main Street at Seven Bridges, Lot 9 located at the southwest corner of Main Street and Irving Place and Lot 15 located at the northwest corner of Main Street and Irving Place.

In 2004, Preliminary RPUD approval was granted for a 11,463 square foot retail/office/restaurant building on Lot 3 and a 6,100 square foot retail/office/restaurant building on Lot 4. These approvals, and subsequent approvals in 2007, also established a set of bulk regulations that are applicable to the lots in Main Street at Seven Bridges.

Mrs. Horn said Gateway Development Partners, owners of the subject property, are proposing to develop Lot 3 with a one story 4,055 square foot retail/office/restaurant building and Lot 4 with a 7,189 square foot retail/office/restaurant building. Lot 4 also has an associated drive-thru proposed as well as a bypass lane to serve the development. The request requires an Amended Zoning Lot Plan for Zoning Lot 1 of Seven Bridges, a final Plat of Subdivision for Lots 3 and 4, and amended and restated Final RPUD Plan of Development for Main Street at Seven Bridges. Starbucks is the

proposed tenant for the southern 2,000 square feet of the building proposed on Lot 4. The proposed retail/office/restaurant buildings are permitted uses in the previous approvals for Main Street. The uses are compatible with surrounding uses and will complement the mix of uses at Seven Bridges.

The existing street system in Seven Bridges was designed to accommodate the traffic that would be generated by the entire development with access to Route 53 by way of Seven Bridges Drive, Woodridge Drive and Mulligan Drive and from Hobson Road by way of Double Eagle Drive. The traffic study provided for this project does indicate that the existing roadway network will be adequate to accommodate the traffic projected for this development as well as the full build out of the Seven Bridges.

Mrs. Horn stated the proposed drive-thru will provide a single lane that starts at the northwest corner of the site, allowing vehicles to circulate along the east and southern ends of the building. To exit the drive-thru, vehicles will proceed east and exit in the surface parking lot that is existing in Lot 4. They can then proceed north or south onto Main Street or Irving Place. There are eleven stacking spaces provided in the drive-thru lane. This exceed the Village Code stacking requirement of ten cars, staff does feel that the proposed plan is sufficient to ensure there will not be interference with the traffic on Irving Place. In the conditions on page 63, staff is recommending a condition that will limit the site to one drive-thru facility.

In terms of parking, all of the development was designed with cross access and shared parking provisions. Based on the projected total square footage of the commercial development in Main Street, the total number of parking well exceeds the required one space per 200 square feet of gross floor area.

Mrs. Horn said the proposed landscaping plan includes a mix of shrubs and perennials to provide a transition from the building to the drive-thru lane. There is also a mix of shrub and trees surrounding the proposed dumpster enclosure area. The applicant is seeking relief from the applicable minimum end island width of eight feet, which requires one shade tree and nine low shrubs in each island. This relief is necessary to accommodate the drive-thru as well as the proposed outdoor patio areas. The proposed building elevations include brick with stone and E.I.F.S accents. The color and materials are similar to the other buildings at Main Street.

In addition to the landscape end island relief, the applicant is also requesting a deviation from the minimum lot size for Lot 3. Based on the 2004 approvals, Lot 3 was granted a minimum lot size of 11,463 square feet. With the reconfiguration of the lots, they are now seeking relief for a minimum lot size of 6,100 square feet. There are a couple of corrections with the lettering of the attachments, the list of relief that is requested should be noted as attachment J and the Findings of Fact should be noted as attachment K. This would conclude staff's presentation and the applicant is present tonight to make a presentation.

Rich Curto, Gateway Investment Partners, stated they appreciate their consideration of their request this evening. The Starbucks Retail Center will be a dynamic improvement to the area. They are fortunate to obtain them, because their current operating procedure requires a drive-thru and excellent identification, which they are able to provide at this site. According to Starbucks the revenue will increase 40% with more traffic coming through. They are also talking with other tenants that will take other portions of the building. These will also be a destination place and a very good draw for the area. He is able to answer any questions the Commission might have.

Terry Oppermann, Architect, showed the materials that they will be using on the buildings.

### **Public Comment**

Chairman Mast asked if there was anyone in the audience that might have questions or comments. None responded.

### **Plan Commission Discussion**

Commissioner Hendle-Kinnunen asked what was next to the drive-thru lane.

Mrs. Horn said it will be the by-pass lane and they will both be going one way.

Chairman Mast asked where will cars enter the drive-thru.

Mrs. Horn stated they will enter off of Irving Place. She showed on the overhead where they would enter.

Commissioner Gaspar asked what is the purpose of the by-pass lane.

Mrs. Horn said if people are in line and they do not want to wait they could exit.

Commissioner Gaspar stated he is concerned about the amount of traffic emptying or entering right there. He asked if the exit only by-pass could be a right turn only or if they could eliminate that lane all together.

Mrs. Horn said they could have their traffic engineer look at it, but she is not sure if it would be warranted. There is another purpose of the by-pass lane and that is to provide for refuse collection as well. There are also some service entries on the east side of the Lot 3 building as well.

Commissioner Balogh stated she does not feel that the by-pass lane should be removed.

Commissioner Gaspar said he is just concerned about the amount of traffic.

Mr. Curto stated most of the traffic will be in the morning when most of the other business are not even open yet.

Commission Gaspar asked if the turn radius is wide enough for trucks to turn out of there.

Mrs. Horn said the traffic engineer did look at that and verified that it would be okay.

Commissioner Gaspar asked if Starbucks was going to put tables outside and is there enough space.

Mrs. Horn stated they will have an outdoor patio. It is intended for this space and other tenants in Lot 3 to have some outdoor areas.

Chairman Mast asked if there were any more questions or comments from the Commission. None responded.

### **Staff Recommendation**

Mrs. Horn said staff has prepared three set of Findings for the Plan Commission's consideration which are included in Attachment K and they can modify those as necessary. There is also the opportunity to combine those into one motion and there is one recommendation that is necessary.

Chairman Mast then called for a recommendation.

### **Plan Commission Recommendation**

Commissioner Jarog made a motion, seconded by Commissioner Gaspar to combine the Findings of Facts in Attachment K, as listed in staff's report, as a whole. A roll call vote was taken:

*Ayes: Jarog, Gaspar, Balogh, Hendle-Kinnunen, Mast*

*Nays: None*

*Motion passed*

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Balogh to approve the combined Findings of Fact as a whole. A roll call vote was taken:

*Ayes: Hendle-Kinnunen, Balogh, Gaspar, Jarog, Mast*

*Nays: None*

*Motion passed*

Commissioner Hendle-Kinnunen made a motion, seconded by Commissioner Jarog to recommend to the Mayor and Board of Trustees approval of an Amendment to RPUD Zoning Lot Plan No. 1, Final Plat of Subdivision for Lot 3 and 4, Amendment to the Preliminary RPUD Plan for Main Street at Seven Bridges, and Amended and

Restated Final RPUD Plan of Development for Main Street at Seven Bridges, subject to the previously approved Findings of Fact, subject to the deviations and variations listed in Attachment J, subject to the following plans A through F, and subject to the following conditions A through F, as listed in staff's report on pages 62 and 63.

A roll call vote was taken:

*Ayes: Jarog, Balogh, Gaspar, Hendle-Kinnunen, Mast*

*Nays: None*

*Motion passed*

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

None

**VI. DISCUSSION ITEMS**

Mrs. Horn said there will be a July 17<sup>th</sup> meeting.

Commissioner Gaspar asked if the Wilton property was being marketed.

Mr. Zawila stated it is and they are working with them currently.

Commissioner Gaspar asked if one of those buildings in Seven Bridges is being considered for a brewery.

Mr. Zawila said Seven Bridges is one of several sites that they do offer on the website specific for restaurants, breweries, or destination type of locations.

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

Mrs. Horn stated in May the Village Board did approve the Annexation, Rezoning and Site Plan for the Molto office/warehouse development on Davey Road. The Board also approved at the same meeting Preliminary PUD, Rezoning, Preliminary Subdivision and a Comprehensive Plan amendment for the M/I Homes on 63<sup>rd</sup> Street.

**VIII. ADJOURMENT**

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, Mast*

*Nays: None*

*Motion passed*

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Chairman Mast

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Peggy Halper, Secretary

**Woodridge Plan Commission Consideration of a Text Amendment to Title 9 of the Municipal Code - Vital Signs, Inc.**

<b>Case Number:</b>	17-17	
<b>Prepared By:</b>	Jason Zawila, AICP	
<b>Date:</b>	June 19, 2017	
<b>Applicant:</b>	Cristine Meyers, Vital Signs, Inc.	
<b>Location/Address:</b>	791 Industrial Drive, Elmhurst, Illinois	
<b>Requested Action:</b>	Consideration of a text amendment to Title 9 of the Municipal Code	
<b>Property Size:</b>	N/A	
<b>Existing Zoning:</b>	N/A	
<b>Existing Land Use:</b>	N/A	
<b>Surrounding Land Use:</b>	North: N/A	East: N/A
	South: N/A	West: N/A

**Text Amendment Proposal**

The Plan Commission reviews text amendments to the Zoning Ordinance (Title 9) and the Subdivision Regulations (Title 10) and provides recommendations on the changes to the Village Board. The applicant is requesting a text amendment to increase the maximum square footage allowed for real estate signs in the M-1 District. Currently the Village Ordinance allows a maximum sign area of 32 square feet for real estate signs in the M-1 District. The applicant is requesting that the maximum area allowed for real estate signs be increased to 300 square feet, similar to the maximum allowance for real estate signs in the ORI District.

The applicant is interested in installing real estate signs to advertise the site that was formally occupied by Wilton Industries.

**Background**

Currently, properties located in the B-1 neighborhood shopping district, B-2 community shopping district, B-3 highway and service business district, OSB office and service business district, and M-1 manufacturing district, are allowed one real estate sign that does not exceed more than thirty two (32) square feet of surface area per sign face.

For the ORI office, research and light industrial district, real estate signs may not exceed three hundred (300) square feet of surface area. The ordinance further requires that each sign face shall have a maximum surface area of one hundred fifty (150) square feet, with a maximum of two (2) signs facing each abutting street. Additionally, the RBC, regional business center district allows a maximum of two hundred and fifty (250) square feet of surface area.

**Staff Analysis**

The maximum area requirements for real estate signs appear to differ by district due to the size of the land area and typical size of the buildings located on the various commercially zoned properties in the Village. For instance, the B-1, B-2, B-3 and OSB zoned properties have typically smaller scale buildings or are developed as shopping centers that traditionally provide a single sign to market all available spaces on the site.

The ORI or RBC District zoned properties are characteristically developed with larger office

warehouse buildings, where a 32 square foot sign would be difficult to view by interested parties, hence the larger maximum signage allowed. Several properties in these districts also have frontage along Interstate 355 and Interstate 55 that would also make it difficult to view a real estate sign and market the property if they were only permitted a 32 square foot sign.

The M-1 District typically allows buildings and site development that are more in line with what you typically see in the ORI or RBC District. In the Village there are 15 properties that would benefit from larger signage, if the proposed amendment were to be approved by the Village. As shown in Attachment B approximately half of the M-1 zoned properties are located either near ORI or RBC zoned properties, or adjacent to a highway. The impact of expanding the maximum area allowed for M-1 zoned districts is minimal.

### **Action Necessary**

The Plan Commission should make a recommendation to the Mayor and Board of Trustees regarding the proposed text amendments to Title 9 of the Municipal Code.

Staff recommends the Plan Commission recommend to the Mayor and the Board of Trustees approval of the proposed text amendments to Title 9 of the Municipal Code, as outlined in Attachment A.

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**Text Amendments**  
**TITLE NINE**  
**Signage**

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1. **Description of Proposed Amendment:** An amendment to increase the maximum square footage allowed for real estate signs in the M-1 District.

**Background:** The applicant is requesting a text amendment to increase the maximum square footage allowed for real estate signs in the M-1 District. Currently the Village Ordinance allows a maximum sign area of 32 square feet for real estate signs in the M-1 District. The applicant is requesting that the maximum area allowed be increased to 300 square feet, similar to the maximum allowance for real estate signs in the ORI District

**Section:** 9-11-10B1

**Current Language:**

1. On Premises Real Estate Signs:

- a. For residential properties:

(1) One "For Sale" sign may be placed on the property facing each street that abuts the property. Signs may not exceed six (6) square feet of surface area per sign face.

(2) "For Sale" signs or "Sold" signs must be removed from the property within seven (7) days after the sale of the property is closed or a lease is signed.

(3) One "Open House" sign may be placed on the property between nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on the day the house is open to the public for inspection.

(4) No attention getting devices, e.g., balloons, banners, flashing lights, etc., may be placed on the property.

- b. For nonresidential properties:

(1) For the B-1 neighborhood shopping district, B-2 community shopping district, B-3 highway and service business district, OSB office and service business district, and M-1 manufacturing district, signs advertising the availability of a site for sale or lease, or announcing the forthcoming construction of such a building, are limited to one such sign containing not more than thirty two (32) square feet of surface area per sign face. A maximum of one sign facing each abutting street is permitted. These signs must be removed within seven (7) days after a sale is closed or a lease is signed or after the issuance of a certificate of occupancy.

(2) For the ORI office, research and light industrial district, signs may not exceed three hundred (300) square feet of surface area. Each sign face shall have a maximum surface area of one hundred fifty (150) square feet. Each sign shall have maximum height of twelve feet (12'). A maximum of two (2) signs facing each abutting street is permitted.

(3) For the RBC regional business center district, signs may not exceed two hundred fifty (250) square feet. Real estate signs on premises adjacent to any other roadway may have a maximum of two (2) sign surfaces with a maximum area of two hundred (200) square feet for each sign surface. A maximum of two (2) signs facing each abutting street is permitted.

c. "For Sale" signs or "Sold" signs must be removed from the property within seven (7) days after the sale of the property is closed or a lease is signed.

d. One "Open House" sign may be placed on the property between nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on the day the house is open to the public for inspection.

e. No attention getting devices, e.g., balloons, banners, flashing lights, etc., may be placed on the property.

#### **Proposed Language:**

##### 1. On Premises Real Estate Signs:

###### a. For residential properties:

(1) One "For Sale" sign may be placed on the property facing each street that abuts the property. Signs may not exceed six (6) square feet of surface area per sign face.

(2) "For Sale" signs or "Sold" signs must be removed from the property within seven (7) days after the sale of the property is closed or a lease is signed.

(3) One "Open House" sign may be placed on the property between nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on the day the house is open to the public for inspection.

(4) No attention getting devices, e.g., balloons, banners, flashing lights, etc., may be placed on the property.

###### b. For nonresidential properties:

(1) For the B-1 neighborhood shopping district, B-2 community shopping district, B-3 highway and service business district, and OSB office and service business district, ~~and M-1 manufacturing district~~, signs advertising the availability of a site for sale or lease, or announcing the forthcoming construction of such a building, are limited to one such sign containing not more than thirty two (32) square feet of surface area per sign face. A maximum of one sign facing each abutting street is permitted. These signs must be removed within seven (7) days after a sale is closed or a lease is signed or after the issuance of a certificate of occupancy.

(2) For the ORI office, research and light industrial district and the M1 manufacturing district, signs may not exceed three hundred (300) square feet of surface area. Each sign face shall have a maximum surface area of one hundred fifty (150) square feet. Each sign shall have maximum height of twelve feet (12'). A maximum of two (2) signs facing each abutting street is permitted.

(3) For the RBC regional business center district, signs may not exceed two hundred fifty

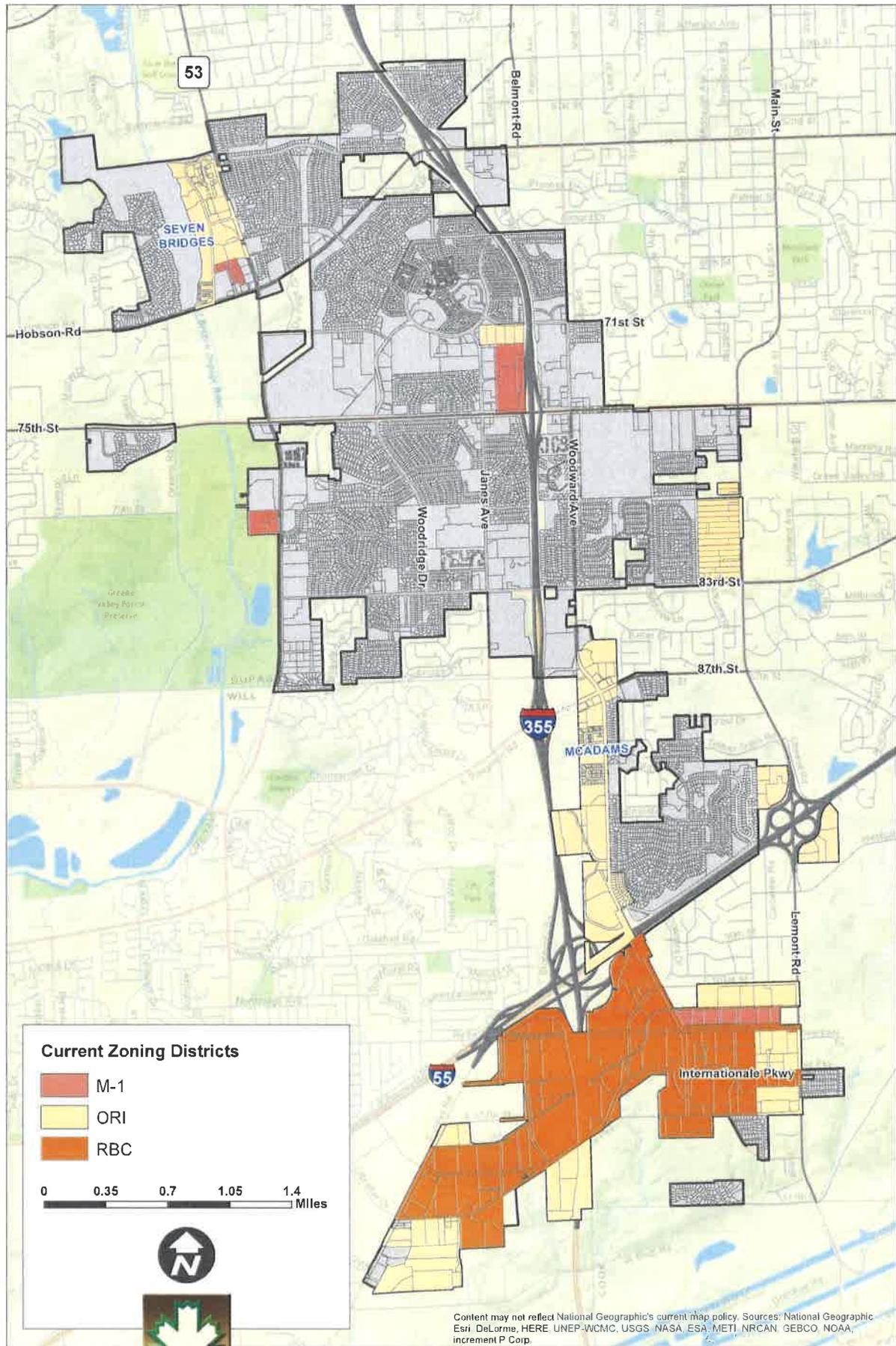
(250) square feet. Real estate signs on premises adjacent to any other roadway may have a maximum of two (2) sign surfaces with a maximum area of two hundred (200) square feet for each sign surface. A maximum of two (2) signs facing each abutting street is permitted.

c. "For Sale" signs or "Sold" signs must be removed from the property within seven (7) days after the sale of the property is closed or a lease is signed.

d. One "Open House" sign may be placed on the property between nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on the day the house is open to the public for inspection.

e. No attention getting devices, e.g., balloons, banners, flashing lights, etc., may be placed on the property.

M-1, ORI and RBC Zoning Districts



Attachment: Attachment B - Zoning Map (5310 : Text Amendment - Real Estate Signs - M-1 District)