

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING MINUTES  
July 7, 2003**

**I. CALL TO ORDER**

Commissioner Meiners called the meeting to order at 7:31 PM.

**II. ROLL CALL**

Present: Commissioners Burtnette, Caprio, Krywaruczenko, Meiners, Przepiorka

Absent: Ch. Zawacki, Sydelko

Also Present: Michael Mays, Monica Raths

**III. APPROVAL OF MINUTES –June 16, 2003 MEETING**

**Commissioner Burtnette moved to accept the minutes of the June 16, 2003 meeting as submitted. Commissioner Przepiorka seconded the Motion.**

All in favor. Commissioner Meiners declared the minutes of the June 16, 2003 meeting approved as submitted.

**IV. Review and Recommendation – Preliminary Plat of Subdivision and Final Plat of Subdivision – Harlem Furniture Expansion 2501 Internationale Parkway – Furniture, Inc.**

**Staff Presentation**

Ms. Monica Raths, Associate Planner for the Village of Woodridge, stated that the applicant is requesting to re-subdivide the lot to the south of the existing Harlem Furniture building located at 2501 Internationale Parkway. Harlem wishes to build an addition and in order to do so the existing detention pond to the south of the building must be reconfigured. The owner of the pond, Catellus is selling a portion of the pond to Harlem Furniture and Harlem is selling a portion of their land to Catellus in order to reconfigure the pond so that the capacity remains the same while allowing for the addition. The applicant is also requesting to waive the preliminary plat of subdivision requirement since they are requesting preliminary and final plat approval simultaneously.

Commissioner Przepiorka asked if the lot designation would remain the same.

Ms. Rath explained that the building is currently on lot 1 and the pond is on an outlet. The reconfiguration of the pond will change the lot designation.

Commissioner Przepiorka asked if the dimensions of the pond would change and would the pond be deeper. Ms. Rath responded that the capacity would be the same, but the dimensions would change with the reconfiguration.

Jerry Christoph of SpaceCo, Inc. responded that the pond was originally boot shaped and they were essentially rotating the surface area of the pond so that the width of the pond will be increased.

Commissioner Caprio asked if there would be any problems with stormwater runoff after the new addition.

Mr. Michael Mays, Senior Planner for the Village of Woodridge responded that the engineering plans were submitted by the applicant and reviewed by the Village Engineer and the Village's consulting engineer. They are both confident that the newly designed pond will manage the stormwater runoff satisfactorily.

### **Review and Recommendation**

Ms. Rath said that staff recommends that the Plan Commission recommend approval of the Final Plat to the Village Board as stated in the Staff Memorandum dated July 7, 2003.

There being no further comments or discussion, Commissioner Meiners called for a Motion from the Commission.

### **Commissioner Przepiorka made a Motion that the Plan Commission recommend to the Village Board approval of the:**

- Final Plat of Subdivision for Harlem Furniture as prepared by Spaceco Inc., 9575 W. Higgins Road, Suite 700, Rosemont, Illinois, referenced as Project No. 3223, consisting of three sheets, dated March 15, 2003 and revised through June 13, 2003.
- Final Site Improvement Plans for Harlem Furniture Expansion as prepared by Spaceco Inc., 9575 W. Higgins Road, Suite 700, Rosemont, Illinois, referenced as Project No. 3223, consisting of eighteen sheets, dated April 11, 2003 and revised through June 13, 2003.

### **And subject to the following conditions:**

- That the Village Engineer approves the Final Engineering Plans for the subject property prior to the issuance of a building permit.
- That all engineering fees shall be paid to the Village Engineer prior to the issuance of a building permit.
- That prior to Village Board consideration of Final Plat of Subdivision, an executed Improvement Agreement be submitted to the Village in a form acceptable to the Village Attorney.
- That prior to the Village Board consideration of the Final Plat of Subdivision, an original Mylar of the Final Plat shall be executed and submitted to the Village in a form acceptable to the Village Attorney.
- That prior to Village Board consideration of the Final Plat of Subdivision, an executed Traffic Regulation Agreement be submitted to the Village in a form acceptable to the Village Attorney.
- That development of the subject property shall comply with all applicable Village Codes and Ordinances.

**Commissioner Burtnette seconded the Motion.  
All in favor. The Motion passed unanimously.**

## **V. DISCUSSION ITEMS- SIGN CODE TEXT AMENDMENT**

Mr. Mays stated that over the years there have been questions and concerns from the Plan Commission about Chapter 11 of the Zoning Ordinance "Sign Code". In particular there have been two areas of concern, the square footage allowed for freestanding signs and the maximum height. In the July 3 memo from staff to the Plan Commission, there were three other areas that have been identified for further study. Staff would like to study these issues by conducting a study of surrounding communities to see how they address similar issues and then bring the information back to the Plan Commission for evaluation and possible text amendments. Before staff begins the research, we wanted to check with the Plan Commission to see if there are any other issues not addressed in the memo.

Pete Krywaruczenko stated that he was concerned with the number of signs that could be erected in the Village and somewhere in the sign code he would like to address the total number of signs in an area.

Mr. Mays stated that if his concern was density, then the Village addresses that problem by already requiring a minimum lot size based on zoning, in conjunction with a limitation of the number of signs permitted on each lot.

With respect to shopping centers there is a maximum number of monument signs permitted with each lot.

Commissioner Meiners stated that he is pleased to see the three additional items on the memo.

Commissioner Caprio questioned if along Route 53 there was the potential for a proliferation of signs since the businesses are set far back off the road.

Mr. Mays said that the number of signs is limited by the annexation agreement for Seven Bridges. The Village also prohibits off-site signage, so a business within Seven Bridges cannot have a sign that is not on the lot of the respective business. He did acknowledge the existence of the temporary billboard sign on Route 53, which was permitted per the annexation agreement.

Commissioner Caprio wondered if businesses moving to Seven Bridges might ask for special consideration for off site signage.

Mr. Mays said that in that case an annexation agreement amendment and a text amendment would be required, otherwise we currently would not permit it.

Commissioner Przepiorka asked where staff saw the sign ordinance going and if we had a model that we may end up incorporating into the comprehensive plan. He said the Village currently has a wide variety of looks and wondered if we have an end goal?

Mr. Mays said that our first step is to survey other communities and see if there is a better way of doing things. With uniformity issues we would have to consider how to treat existing signage. We have signs that are 30 years old and in order to make them more consistent it would require their removal through some sort of amortization program. Mr. Mays stated that he is not sure if the Village is willing to do that to require a more uniform look.

Commissioner Meiners said that at times the Village has been too restrictive and he does not want to be as restrictive as Hinsdale but he also does not want to be as lenient as Downers Grove on Ogden Avenue.

Mr. Mays said that staff is responding to the business community who have requested multi-tenant panel signs and electronic message boards that they see in other communities.

Commissioner Meiners said that he sees more message boards popping up and that the Village previously had an issue with the safety of those signs. Several years ago the Park District wanted a moving sign on 75<sup>th</sup> Street, looking back, it might not have been such a bad idea.

Mr. Mays described the link between content, amount of text, lettering size, and safety issues, and that this issue will be explored as well.

Commissioner Burtnette stated that the Social Security Administration sign to the east of Woodward Avenue on 75<sup>th</sup> Street in confusing.

Mr. Mays said he did not know the exact locations of the Social Security signs but perhaps one was located east of Woodward Avenue to inform drivers that the building is coming up.

Commissioner Burtnette also asked if anything could be done about the election signs that don't get removed promptly.

Mr. Mays said that it is a code enforcement issue and that five days following the election per the Village's Zoning Ordinance, signs are required to be removed.

Commissioner Przepiorka asked what the timing was on the sign study.

Mr. Mays said that the next step is to put together a questionnaire, which will be sent to surrounding communities asking them to respond within a month. We will then compile the information and bring it back the results in a memo to the Plan Commission.

Commissioner Caprio asked if staff would be soliciting info from the business community and Commissioner Meiners said it would be a good question for the Chamber of Commerce.

## **VI. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

None

## **VII. ADJOURNMENT**

**Commissioner Przepiorka moved to adjourn the meeting, seconded by Commissioner Caprio.  
All in favor.**

Commissioner Meiners declared the Motion carried and adjourned the meeting at 7:55 P.M.