

Mayor Murphy called to order a Public Hearing of the Mayor and Board of Trustees of the Village of Woodridge convened for the purposes of considering a certain proposed annexation agreement providing for the annexation to the Village of Woodridge rezoning and development of the property located at 5901 Katrine Avenue and 2615 59th Street consisting of approximately 8 acres.

Mayor Murphy noted that the petitioner is Woodgrove of 428 North Wilcott, Chicago, IL. He explained that notice of the Public Hearing in the matter to be considered was published in the Woodridge Reporter on March 31, 2006 and that all other notices required were given.

Mayor Murphy asked the Village Board to consider rules of procedure for this evening's Public Hearing. He entertained a motion to accept these rules. The motion was made by Trustee Wood and seconded by Trustee Curran.

Ayes: Trustees Brandt, Wood, Curran, Beavers, Kagann and Frank

Nays: None

All in favor: Motion is approved

Mayor Murphy reviewed the rules with those present. He then asked the petitioners to present their case.

Sven Dahlquist of Woodgrove LLC located at 428 North Wilcott, Chicago, IL addressed the Board. Mr. Dahlquist started by explaining that Woodgrove came to Woodridge two years ago to look at the site in question. He indicated the attention that Woodgrove LLC paid to existing boundary line agreements, especially the boundary line agreement with the Village of Downers Grove. He explained that they have met with both the Village of Woodridge and the Village of Downers Grove many times over the past two years because the property being discussed falls directly against the boundary line on the Village of Woodridge side. Mr. Dahlquist noted that Woodgrove LLC met with the Village of Downers

Grove and discussed the long term comprehensive plan of the Village. He indicated that the result of this meeting is the extension of 59th Street.

Mr. Dahlquist discussed the site in question. He noted that this site is made up of three parcels of land, two of which have already been annexed to the Village of Woodridge. He indicated that the third parcel lies in Unincorporated DuPage County. Mr. Dahlquist explained that the current boundary line agreement runs along the north end of the three parcels where 59th Street would connect if it were to be constructed in a straight line east to Walnut Avenue. He indicated that Woodgrove LLC is proposing to extend 59th Street to Walnut Avenue without connecting Katrine Avenue or Lomond Avenue. He noted that 59th Street would extend west and curve around to connect to Walnut Avenue allowing for disbursement of existing traffic traveling north to Maple Avenue.

Mr. Dahlquist noted that this development would consist of 23 single family homes. He explained that this plan is consistent with the desired development in this area.

Mayor Murphy asked for statements and testimonies from persons who wish to support the petitioners.

Mr. Mays, Director of Planning and Development, explained that the Village has heard concerns regarding the traffic impact of this development. He noted that, for this reason, he would like to focus on that issue and provide some background on current issues. Mr. Mays drew attention to the Offerman Estates Subdivision – Woodgrove LLC Traffic Patterns map, a copy of which is attached to this set of minutes. He noted the area referenced on the map and indicated that all stoplights and stop signs have been listed as reference points. He also drew attention to the map's key that lists the pre-development traffic pattern, post development traffic pattern, unimproved right of way, non dedicated right of way and areas that do not allow thru access. He noted that the base map is the Village of Woodridge zoning map and that streets are not accurately represented in all instances.

Mr. Mays also pointed out the orange line that represents the typical commuting patterns in this area between Maple Avenue and Walnut Avenue, and 59th Street and Jackson Drive. He noted that this traffic pattern is supported by the consultant's traffic engineer and by Village staff. He explained that this traffic pattern is used by approximately 1400 cars daily. Mr. Mays note that, currently, people utilize 59th Street to Elinor Avenue. He stated that, with the current design, the traffic splits at the intersection of Elinor Avenue and College Street. He indicated that some traffic continues north to Maple Avenue while other traffic travels east on College to Walnut then north to Maple.

Mr. Mays continued by explaining that, with the proposed Offerman Estates subdivision, an additional access would be offered with the extension of the 59th

Street cul-de-sac through the proposed subdivision connecting to Walnut Avenue which provides a connection to Maple Avenue.

Mr. Mays noted that Village of Woodridge staff, Village of Downers Grove staff, Lisle Township and the developers have worked closely for two years to determine the best street access for the proposed subdivision. He noted that the proposed street configuration was determined to be best for several reasons. He indicated that the connection of 59th Street to Walnut Avenue is part of a long term plan to provide safe and efficient traffic circulation in this area. He noted that, as previously mentioned, area residents currently have limited access options to Maple Avenue. He explained that connecting 59th Street to Walnut enhances the road network by providing another safe alternative for traffic which helps to disperse the current and planned traffic in this subdivision by routing it through more than two roads. Mr. Mays indicated that the developer's traffic consultant stated that a typical residential street can comfortably handle 900 to 1000 cars daily and that if 59th Street is connected to Walnut, the existing residents of 59th Street would experience approximately 530 to 570 trips daily. Mr. Mays noted that if 59th Street is not connected to Walnut, the existing residents could expect 405 to 530 daily trips, he pointed out the insignificant difference between the two proposals.

Mr. Mays explained that the Offerman Estates subdivision and 59th Street extension have incorporated several traffic calming measures. He indicated that the jog in the road and the narrowing of the road to a standard 28 foot pavement width will both serve as traffic calming measures. Mr. Mays noted that, because of resident concerns regarding construction traffic, staff will work with the developer and with the Village of Downers Grove to determine which the best route for construction traffic is prior to Village Board consideration of the Final Plat of Subdivision.

Trustee Brand asked how wide College Street is.

Mr. Mays noted that most streets in this area are 14 feet wide.

Trustee Brandt asked where the complaints regarding access are coming from.

Mr. Mays recalled a complaint at the Plan Commission Public Hearing. He stated that this individual was a resident of the unincorporated area.

Trustee Brandt pointed out that these complaints are coming from non-residents.

Trustee Curran asked what the current traffic count is on Elinor and what the reduction would be with the proposed plan.

Mr. Mays noted that he recalls an approximate 300 reduction per day.

Brent Coulter, Coulter Transportation Consulting, noted that the average daily traffic volume on Elinor is approximately 1405 vehicles per day. He stated that he estimates an approximate 350 vehicle reduction on Elinor. He reviewed the various diversion patterns discussed earlier. Mr. Coulter pointed out the additional traffic created by the development of Offerman Estates would have the option of using Walnut Avenue and not increasing traffic on Elinor.

Trustee Curran inquired what the increase in traffic in Elinor would be if the extension of 59th Street was not constructed as proposed.

Mr. Coulter noted that Elinor would incur and estimated 1800 vehicles per day.

Trustee Brandt noted the tremendous benefit this project would give to unincorporated residents and the burden this would place on Woodridge residents. He noted that this proposal deviates from the grid pattern of the streets. He recognized that I-355 makes the grid pattern impossible in this area. He stated that the traffic calming strategy of a narrow road is problematic due to the higher volume of traffic this road will experience.

Upon hearing no additional questions or comments, Mayor Murphy stated that, at this time, the Board will hear cross examination of the Petitioners.

Upon hearing no cross examinations, Mayor Murphy stated that, at this time, the Board will hear any individuals wishing to make statements opposing the Petitioners.

Allen Baldwin of 5873 Walnut Avenue, Downers Grove, addressed the Board. He thanked the Board for allowing him to speak this evening. He noted that he is a concerned neighbor of the Village of Woodridge and represents his neighbors in the area of the Offerman Estates development site. Mr. Baldwin noted a petition that was circulated in this area. This petition is attached to this set of minutes.

Mr. Baldwin went on to address the condition of Walnut Avenue. He noted that north of College Street, Walnut Avenue has curbs and highway quality pavement, however, south of College Street the road is 14 feet wide and has not been repaved in at least six years. He explained that Walnut Avenue will not withstand the amount of traffic, including construction traffic, this development will add. He noted that he and his neighbors on Walnut are concerned that their street will be damaged.

Mr. Baldwin also noted a safety concern. He noted that the increase in traffic will come in an area that sees little or no traffic. He explained that in the area in question there are 16 or 17 school age children. He indicated that there are no sidewalks in the east side of Walnut. He noted that these 16 or 17 school age children walk north on Walnut to get to a bus stop on the corner of Walnut Avenue and College Street.

Trustee Brandt inquired if there are sidewalks.

Mr. Baldwin noted that there are no sidewalks on the east side of the street but that there are sidewalks on the west side. He stated that, if 59th Street is opened up to rush hour traffic in the morning, these kids would have to cross two lanes of traffic to use the existing sidewalk on the west side of the street and cross an additional two lanes of traffic to get to their bus stop on the east side of the street. He indicated that, by connecting 59th Street to Walnut Avenue, the development would cause a serious safety concern.

Mr. Baldwin addressed the traffic study presented by Mr. Coulter. He noted that, in his opinion, a full impact study was not completed, especially for the area that falls into the Village of Downers Grove. He clarified that by stating that a full impact study was not completed he means that larger questions such as pedestrian safety and environmental impact were not addressed. He noted that he does not oppose the subdivision but asked that the Board rethink the component of the proposed connection of 59th Street to Walnut Avenue. He noted that this subdivision can be a win/win situation for the Village of Woodridge and the Village of Downers Grove as well as the developer and future residents if 59th Street was kept as a cul-de-sac. Mr. Baldwin noted that the area of the site in question that falls into the Village of Downers Grove or unincorporated areas is inhabited by individuals that are not the constituents of the Board. He noted that the Board does not represent these individuals nor is the Board a planner for this area. He asked that the Board reconsider the connection.

Trustee Brandt inquired if the traffic concern is regarding construction traffic, post development traffic or both.

Mr. Baldwin noted that it is initially for construction traffic, but in the long run the residents are concerned about both.

Trustee Brandt asked for clarification on the bus stop concern presented earlier.

Mr. Baldwin noted that the bus stop is located at an uncontrolled intersection.

Trustee Curran inquired if Mr. Baldwin has spoken with the Village of Downers Grove on this issue and asked if the Village of Downers Grove has plans to improve Walnut Avenue south of College Street.

Mr. Baldwin indicated that the Village of Downers Grove has a tentative plan to repave the street. However, he stated that, because of the potential Offerman Estates development, the Village of Downers Grove has not completed or confirmed this plan.

Trustee Curran asked if the streets on Elinor have sidewalks.

Mr. Baldwin stated that he does not think they do.

Trustee Curran inquired how Mr. Baldwin would respond to the increased traffic on Elinor.

Mr. Baldwin noted the individuals that he knows who purchased homes on Elinor. He pointed out that these individuals purchased homes expecting traffic on Elinor whereas the people on Walnut did not. Mr. Baldwin also pointed out that the traffic south into Woodridge was not studied.

Trustee Curran asked for clarification of Mr. Baldwin's statement.

Mr. Baldwin noted that the traffic study numbers are all for vehicles traveling north and not vehicles traveling south to Jackson.

Trustee Frank asked staff to confirm that there are no sidewalks on Elinor.

Mr. Mays confirmed.

Trustee Frank asked if she can assume that there are a number of school aged children on Elinor. She pointed out that the Board is looking at an impact on residents on Walnut versus residents on Elinor. She noted that, with the proposal, residents on Elinor will see a reduction in traffic. She explained that, if the project was to be revised to include a cul-de-sac on 59th Street that she would like to get feedback from the residents on Elinor.

Mr. Baldwin respectfully noted that the individuals that Trustee Frank discussed are not constituents of the Village of Woodridge. He indicated that giving a preference to the individuals on Elinor an impacting the quality of life on Walnut Avenue falls outside the jurisdiction of the Village of Woodridge Board. He asked that the Board keep the status quo. He noted that, if the status quo cannot be kept, that he would prefer 59th Street to be constructed straight east to complete the grid pattern.

Trustee Brandt noted that, if the individuals on Elinor were looking for 59th Street to be connected for relief of traffic, that he feels they would not anticipate a dip south through the Offerman Estates development creating homes on each side of the street. He noted that he feels that they would anticipate the extension of 59th Street to come straight across to connect to Walnut, limiting the number of homes. He asked Mr. Coulter how many additional trips would be created by the additional homes.

Mr. Coulter noted that according to the report he provided to the Board that it is roughly 270 vehicles per day.

Trustee Brandt noted that this number seems high. He asked how many trips were averaged on Elinor with the current design.

Mr. Coulter explained that there are roughly 1400 trips per day on Elinor. He explained that the trip generation used for the new subdivision comes from the Trip Generation Manual, a publication by the Institute of Transportation Engineers. He noted that, unless told otherwise by State, County or Municipal Leaders, this source is used. He explained that this is a well documented source for trip generation. He explained that 300 subdivisions were monitored for the data in the Trip Generation Manual.

Trustee Brandt stated that he finds it hard to believe that each home generates 12 trips on Elinor per day. He reviewed the number of trips that his household makes per day and noted that this number is substantially less than 12.

Mr. Coulter pointed out that the rates that he used and that are contained in the Trip Generation Manual are well documented in a number of ways. He explained that they are documented by traffic counts and include trips not generated by residents of the proposed homes such as deliveries or repair service vehicles. He noted that the rates are also documented by the Chicago Area Transportation Study with an instrument called a household survey. He noted that the rates used for this study are accepted by every public body in the state of Illinois as well as nationally.

Mayor Murphy respectfully addressed the comment made regarding the Village Board of the Village of Woodridge not representing the areas that fall outside the corporate limits of the Village of Woodridge. He explained that, for this reason, the Board and staff have been in contact with Lisle Township, and the Village of Downers Grove for over a year.

Richard Webber of 2521 59th Street, Downers Grove addressed the Board. He noted that he is representing the residents that signed the earlier mentioned petition opposing the connection of 59th Street to Walnut Avenue. He noted that the residents who signed the petition are opposing the connection due to the projected increase in traffic. Mr. Webber noted that he would like to review the traffic study submitted by Mr. Coulter.

He drew attention to **Exhibit A**, a copy of which is attached to this set of minutes. He noted that he would first like to address the issue of the traffic diverted from Elinor to 59th Street. Mr. Webber reviewed the various traffic patterns covered in the traffic study presented by Mr. Coulter. He noted that it is human nature to avoid making turns if possible. He indicated that, for this reason, he feels that a significant amount of traffic will travel on the 59th Street extension. He noted that this would increase the projected increase in traffic on 59th Street and Walnut Avenue.

Mr. Webber also addressed the issue of additional traffic generated by the Offerman Estates development. He drew attention to **Exhibit B**, a copy of which is attached to this set of minutes. He noted that, based on the calculations in Mr. Coulter's report, there would be an additional 405 vehicles on 59th Street and Walnut Avenue per day. He noted that, as an engineer, he knows that these numbers project the worst case design. Mr. Webber reviewed the number of trips per home and presented a scenario of trips for an average family. He projected that with a cul-de-sac, 59th Street would experience about 273 trips daily where as with a through connection 59th Street would experience about 700 daily trips. He indicated that, with the connection of 59th Street to Walnut, there is little traffic calming measures.

Mr. Webber requested, on behalf of the residents of 59th Street, that the Village Board deny the current plan.

Trustee Brandt noted that had this development been designed with the connection of 59th Street to Walnut Avenue in a true grid pattern, the connection of 59th Street and Walnut Avenue would create a right turn. He explained that the curve in the current plan, rather than the right hand turn, will cause cars to take that corner at higher speeds. He noted that, to accommodate the developer and allow them to put in additional homes, we are creating a hazard at Walnut Avenue with a curve rather than a right hand turn.

Trustee Curran asked Mr. Coulter to comment on the statement made by Mr. Webber that most of the increased traffic will take the 59th Street extension to avoid making turns.

Mr. Coulter noted that his analysis was clearly outlined in the report. He explained that his conclusion was that, based on current data, vehicles are choosing routes that do not include the use of Walnut Avenue to access Maple Avenue and that these vehicles will likely continue on the path that they use today.

Mr. Webber pointed out that, by extending 59th Street to Walnut Avenue, it makes it possible for vehicles to get to the Walnut Avenue stoplight with two less turns. He reiterated that people naturally travel routes with less turns.

Trustee Frank asked for clarification of the routes that Mr. Webber speculated to be highly traveled routes. Mr. Webber reviewed the various routes and the number of turns involved. He noted that just because people have established routes, they will not continue on these routes, but will use the 59th Street extension to avoid turns.

Trustee Frank asked staff to review any reasons that 59th Street was not connected straight through to Walnut Avenue, with connections at Katrine and Lomond, that were not earlier mentioned.

Mr. Mays noted that Trustee Brandt earlier mentioned the grid design and indicated that the connections at Katrine and Lomond were originally shown as platted right of ways. He noted that, in working with Lisle Township and the Village of Downers Grove, it was preferred that these streets not be connected to a 59th Street connection. Mr. Mays noted that the Village prefers curves over angular turns due to the tendency people have to race up to a stop sign then turn. He indicated that, with turns, people are required to slow down.

Dardeen Alsbrook of 2505 59th Street in Woodridge addressed the Board. She commented that the map currently shows a grid pattern. She noted that, in this situation, there is a developer that has purchased property and is looking to sell this property. She explained that after the sale of the property the developer will leave. She noted that she has lived in Woodridge for over 20 years and will continue to live in the Village and pay taxes. She stated that the developer would only have to give up a few houses to make connections at Katrine and Lomond and that the development should have been designed to accommodate these connections.

After hearing no additional comments, Mayor Murphy asked if the Petitioners wished to cross examine any persons who stated questions or comments.

The Petitioners indicated that they do not wish to do so.

Mayor Murphy inquired if the Petitioners wished to make a brief summation.

The Petitioners indicated that they do not wish to do so.

Trustee Curran inquired what the comprehensive plan calls for in this area.

Mr. Mays indicated that the comprehensive plan calls for low density residential in this area with 1 to 4 dwelling units per acre. Mr. Mays stated that this development is certainly consistent with this plan.

Trustee Curran asked if there was guidance on traffic patterns in the comprehensive plan for this area.

Mr. Mays explained that the comprehensive plan focused on the major arterial roads and did not give specific direction to 59th Street.

Mayor Murphy entertained a motion to close the public hearing. The motion was made by Trustee Curran and seconded by Trustee Kagann.

Ayes: Trustees Beavers, Brandt, Curran, Frank, Kagann and Wood

Nays: None

All in favor: Motion is approved

Mayor Murphy entertained a motion to approve Omnibus Vote item A, a Proposed Resolution No. R35-2006 Authorizing the Mayor and Village Clerk to Enter Into a Certain Annexation and Development Agreement – Woodgrove LLC – Offerman Estates Subdivision – 5901 Katrine Avenue and 2615 59th Street. The motion was made by Trustee Kagann and seconded by Trustee Wood.

Trustee Brandt noted that there were points made during the Public Hearing regarding the planning boundaries of the Village. He stated that Woodridge is not an island and that we need to help our neighbors with planning. He stated that it is our responsibility not to make things worse for our neighbors, but that it is not our responsibility to make things better for them. He noted the tremendous benefit of the non-Woodridge residents in this area if the project is approved. He made suggestions to those individuals regarding sources for help with street improvements. He noted that a cul-de-sac design on 59th Street would likely not be objected by anyone and that it would be better than putting an undue burden on Woodridge residents. He noted that the plan could be better. He proposed that 59th Street be constructed straight across to complete the grid pattern. He urged his colleagues on the Board to not approve the development as presented.

Trustee Frank stated that, with fill in developments in already developed areas, it is often hard to figure out what is the best design. She stated that she agrees that the primary concern for the Board is that of Woodridge residents. However, she pointed out that historically Woodridge has worked with neighbors to take into consideration their concerns. She noted that, for the benefit of Woodridge and surrounding areas, it makes sense for 59th Street to be connected to Walnut Avenue. She noted that it is the responsibility of the Board to make the fill in developments fit in the community and master plan as best as possible.

The Board discussed the configuration of the lots to determine if any homes could be developed if 59th Street was constructed in a way other than the proposed by the developer.

Trustee Wood agreed with Trustee Frank that the connection of 59th Street to Walnut Avenue is best for the community as a whole. He pointed out that this gives better access to emergency vehicles which helps to achieve the goal of a safe community.

Ayes: Trustees Beavers, Kagann, Frank, Wood and Curran and Mayor Murphy

Nays: Trustee Brandt

All in favor: Motion is approved

Mayor Murphy entertained a motion to approve Omnibus Vote item B, a Proposed Ordinance No. 2006-11 Annexing Property to the Village of Woodridge – Approximately 2.619 Acres – Woodgrove LLC – Offerman Estates Subdivision – 5901 Katrine Avenue and 2615 59th Street. The motion was made by Trustee Kagann and seconded by Trustee Wood.

Ayes: Trustees Kagann, Frank, Wood, Curran and Beavers

Nays: Trustee Brandt

All in favor: Motion is approved

Mayor Murphy entertained a motion to approve Omnibus Vote item C, a Proposed Ordinance No. 2006-12 Rezoning Property to the R-3 Residential District, Granting Preliminary Plat of Subdivision Approval and Granting a Certain Variation from the Subdivision Regulations Ordinance – Offerman Estates Subdivision – 5901 Katrine Avenue and 2615 59th Street – Woodgrove LLC. The motion was made by Trustee Kagann and seconded by Trustee Frank.

Ayes: Trustees Frank, Wood, Curran, Beavers and Kagann

Nays: Trustee Brandt

All in favor: Motion is approved