

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
NOVEMBER 17, 2003**

**I. CALL TO ORDER**

Chairman Zawacki called the meeting to order at 7:30 PM.

**B. II. ROLL CALL**

Present: Commissioners Burtnette, Caprio, Krywaruczenko, Meiners,  
Przepiorka, Ch. Zawacki

Absent: Commissioner Sydelko

Also Present: Michael Mays, Staci Hulseberg, Mary Miller, Tonie Harrington, Marlane Marshall

**C. III. APPROVAL OF MINUTES – JULY 7, 2003 MEETING**

**Commissioner Meiners moved to accept the minutes of the July 7, 2003 meeting as submitted. Commissioner Burtnette seconded the Motion.**

**All in favor.**

**Chairman Zawacki declared the minutes of the July 7, 2003 meeting approved as submitted.**

**IV. CONSIDERATION OF A PROPOSED REZONING OF PROPERTY FROM THE DUPAGE COUNTY R-4 RESIDENTIAL DISTRICT CLASSIFICATION TO THE WOODRIDGE R-3 RESIDENTIAL DISTRICT CLASSIFICATION AND PRELIMINARY AND FINAL SUBDIVISION PLAT – WALNUT COURT SUBDIVISION– NORTHEAST AND NORTHWEST CORNERS OF WALNUT AVENUE AND 63<sup>RD</sup> STREET – AIRHART CONSTRUCTION.**

**A. Public Hearing**

Chairman Zawacki called the public hearing to order at 7:32 PM. He reviewed the Rules of Procedure, and then called for a Motion from the Commission to adopt the Rules.

**Commissioner Przepiorka moved to adopt the Rules of Procedure and Commissioner Meiners seconded the Motion.**

**All in favor. Chairman Zawacki declared the Rules of Procedure adopted.**

Applicant's Presentation

Mr. Court Airhart of 424 Washington, Hinsdale, Illinois, stated he represented Airhart Construction. He noted that Jim Fey of Balsamo was also present to answer questions if necessary. He stated the application before the Commission concerned vacant property owned by the Joliet Diocese, which is located on the northeast and northwest corners of 63d Street and Walnut Avenue. He explained that the adjacent zoning of the property to the north and west is

Woodridge R-3, and to the south is DuPage County R-3. Property to the east of the site is the I-355 Tollway. Mr. Airhart said the intent for the property is to annex and rezone it to Woodridge R-3 and then divide the site into 23 residential lots resulting in 2.5 houses per acre. He said the largest lot is 15,119 square feet, and the smallest is 8,223 square feet, with an average lot size of 10,500 square feet, which is 28% larger than the size required by Woodridge zoning. He noted that no lot will front on 63<sup>rd</sup> Street. There will be a west and an east cul de sac on the property.

Mr. Airhart said they have worked closely with Woodridge staff regarding the as yet to be approved landscape ordinance to meet the tree preservation and replacement guidelines established by that ordinance. He explained that they will provide a 10' tree preservation buffer plus a 5' buffer protection area on the west side of the project. One small area will need to be used to bring water into the site, but that will also be landscaped. The 10' easement along 63<sup>rd</sup> Street and Walnut Avenue will also be heavily planted to be used as a buffer. He added that the east end of Walnut Court will also have a 10' tree preservation area with the 5' buffer protection area. In the 5' buffer protection areas they will also add landscaping to increase the depth of the buffers. Mr. Airhart said the north side of the subdivision will have the two detention areas, which will be planted with natural prairie grasses and vegetation. He said that on the east side of Walnut Court they will preserve about 35'-50' of existing vegetation along the north property line. The result will be approximately 3.01 acres of landscape preservation.

In addition to the boundary landscaping, each individual lot will be heavily landscaped, and they have a landscape architect on staff to provide proper plantings. Mr. Airhart said that beyond the sod, parkway trees or any deck or retaining walls, they will spend about \$6500-\$7500 per house in landscape plant material. He said the appropriate Village Departments will receive the landscape plan when the permit documents are submitted.

Mr. Airhart said one of the goals of the Woodridge staff is to de-emphasize the garage on the front facade of homes. He said that in this subdivision, the garage will protrude no more than 3', and in most cases will be behind the living space line. There will be no vinyl or aluminum siding on the house. They will use cedar plank, brick, cultured stone or hard stucco, with cedar or aluminum soffits. Mr. Airhart pointed out that there are no deviations being requested in this subdivision. Their firm has been building homes for about 25 years in Woodridge, and they believe this subdivision will insure the Village with three acres of protected landscaped area.

Commissioner Krywaruczenko asked if the individual lot landscaping is part of the purchase price of the homes, and Mr. Airhart responded that it was.

Commissioner Meiners asked about the drainage depicted on Exhibit C. Mr. Airhart said 63<sup>rd</sup> Street is the high point, and Prentiss Creek is the low point. The lots are fairly flat which drop slightly to Walnut Court. He described how the drainage would drop off into the detention area. He explained the restrictor piping system, stating that the detention will meet all of the requirements established by DuPage County's Stormwater Ordinance. He showed on the site plan where the water would flow.

In further response to Commissioner Meiners, Mr. Airhart said the cost of the homes would be somewhere between \$375,000 to \$525,000. Maintenance of the drainage areas, landscape

easements, and the interior landscape islands will be the responsibility of the homeowners association.

Commissioner Burtnette asked the difference between the County R-4 and Woodridge R-3 zoning designations. Village Planner Mary Miller said that the County has a minimum lot size of 10,000 square feet.

Commissioner Caprio asked about the tree preservation buffer, and Mr. Airhart said the tree preservation buffer is the ten feet, with the additional five feet area being provided as a protection area for the root zones of the trees. Regarding the stated inferior tree quality along the perimeter, Mr. Airhart further responded to Commissioner Caprio that the type of trees on the site are fairly resilient trees which will be protected by silt fencing and tree protection fencing during construction. He said that Village inspectors will watch the landscaping areas carefully.

Chairman Zawacki pointed out that staff detailed the landscape data in its staff report.

Commissioner Przepiorka asked about the maintenance of the common areas and Mr. Court said that the homeowners association documents describe the type of maintenance that will be required of the homeowners association, particularly in the prairie areas. In terms of the cost to the homeowners to the association on an annual basis, Mr. Court estimated it would be between \$300-\$400 per residence.

Mr. Mark Glassman of 158 Stapleford Drive in Glen Ellyn, with Airhart construction, provided the estimate figures.

Commissioner Caprio then questioned the construction traffic. Mr. Airhart asked Mr. Fey to provide the information.

Mr. Jim Fey of Lisle, Illinois said that the watermain at Vernon Court is barely inside the property in an easement north and south. Mr. Airhart said that the watermain will run along 63<sup>rd</sup> Street and hook into an existing location on Hobson Road. He stated that the two lots at the east end of Vernon Court touch, and the end of the water line is at that point.

Commissioner Burtnette asked whether the property was in Woodridge School District 68, and Mr. Caprio said it was. Commissioner Burtnette then asked about the additional traffic on 63<sup>rd</sup> Street. Mr. Airhart responded that there will be no additional driveways on 63<sup>rd</sup> Street. They will be off of Walnut Court, and using the site plan showed the expected flow of the traffic.

Commissioner Meiners asked whether Walnut Court goes through now, and Mr. Airhart said it was put through when they constructed I-355.

Chairman Zawacki then asked Staff to make its presentation.

### Staff Presentation

Mary Miller, Planner in the Woodridge Planning and Development Department, made the staff presentation. She explained that the staff report distributed to the Commission provides a detailed analysis of the application. She described the property as being contiguous to the Village on three sides and partially contiguous on the fourth side. She explained that the average lot size exceeds the requirements of the zoning district for the Village. In terms of the landscaping, Ms. Miller described the types of trees presently on the site, stating they are very crowded which has limited the proper growth of the trees. She noted that trees, which will be removed, will be replaced by the developer as part of its significant landscape buffer program.

Ms. Miller said that long-term maintenance of the native vegetation in the detention areas will be less expensive to the Homeowners Association than a traditional bluegrass lawn. There are no variations being requested from the Zoning Ordinance, however, there are two variations required from the Subdivision Regulations Ordinance. They are requesting that the length of the east cul de sac exceed the maximum allowed by 60'. The second concerns sidewalks, which will be installed on north side of 63<sup>rd</sup> Street, together with curb and gutter. The sidewalks will not be installed on the south side of 63<sup>rd</sup> Street, however. Ms. Miller said that the Declaration of Covenants has not been finalized, and therefore staff's recommendation is conditioned upon the finalization of those documents.

Commissioner Meiners asked why they are saving some trees if they are of such poor quality. Ms. Miller said it has been their experience in other developments that adjacent homeowners have been concerned about preserving as much of the existing buffer landscaping as possible to preserve their current view. It is a benefit to keep some of the larger existing vegetation rather than replacing it with smaller vegetation.

Chairman Zawacki then called upon anyone wishing to support the applicant. There being none, he asked if anyone wished to cross examine the applicant. He then read the rules for the audience to clarify what will be allowed in the cross-examination.

Ms. Rotunna of 6433 Woodridge Drive asked for a clarification of the lot sizes, and Mr. Airhart said they would average about a quarter of an acre per lot. As for the length of construction, Mr. Airhart said it could be a total of between 3-4 years for completion. They would like to begin construction this spring, as they must have all storm water management facilities in place and approved prior to beginning construction of any single-family residence. He indicated that copies of the diagrams and landscape materials could be obtained from the Village. Ms. Miller explained that the copies can be obtained through the Village Clerk under the Freedom of Information Act.

Ms. Rotunna asked the Commission how this will affect their tax rate. Chairman Zawacki said he did not anticipate there would be a dramatic effect on the tax bills.

Mr. Michael McCarthy of 2731 Jackson Drive in Woodridge asked for clarification of the dimensions of the detention areas. Mr. Airhart said the detention area width is 150', and on the east side of Walnut Avenue where the existing trees will be preserved along the north property line, there will be an additional 35' to 50' in width.

Mr. McCarthy then asked about the detention issues and the additional water that will be brought by the development. He asked what studies have been done to accommodate the additional flow of water. Mr. Airhart responded that the detention areas are designed under the specifications of the DuPage County Stormwater Ordinance, which requires a zero increase in flow. He described how the restrictor pipe aids in reducing the rate of flow. The same amount of water will leave as it does now, however it will take longer.

Mr. McCarthy asked whether it will affect the Prentiss Creek area. Mr. Fey said that right now the release is about 19 cubic feet per second, while after the construction it will be .6 cubic feet per second, releasing the same amount of water over a longer period of time. That should keep the Creek down.

Ms. Mary Bromberek of 2719 Vernon Court expressed concern about additional noise abatement from the highway. She said the difference in season is obvious with the increase in highway noise due to the leaves of the trees having fallen. Mr. Airhart said they are leaving buffers on either side of the subdivision, however they will not be building any type of wall on the east side of the subdivision. He said their firm has done no noise studies.

Ms. Doreen Moskal of 2714 Vernon Court asked about the west side of the development facing Timke Estates, and whether the tree preservation and buffer protection areas are permanent in that they cannot be removed. Mr. Airhart said the tree preservation area is permanent, and in the buffer protection area they can only install plants. Ms. Miller said that the landscape buffers on 63<sup>rd</sup> Street and on Walnut Avenue are in landscape easements and will remain permanent. They are not putting an easement on the east and west sides. Ms. Moskal said that means that the homeowners who own the property can do what they want with their property, and right now the neighbors see trees, however, that can change. Ms. Miller said the property is private property and the owners may do as they wish within the Village Code. The developers are not required to preserve the trees, but they are doing more than the Village requires. Mr. Airhart said that if a homeowner cuts those trees down he's a knucklehead, since the trees add value to the property. He cannot seriously imagine anyone going in and cutting those down, although he does understand the concern of the neighbors, and he also understands the impact the development has on the surrounding area.

Ms. Moskal then asked whether construction traffic will be on Vernon Court, or from Walnut Court. Mr. Airhart said they will be coming from the Walnut Court side. There will be no semis or construction trucks coming down Vernon Court. Ms. Moskal added that she lives in an Airhart home and appreciates the quality and construction.

Ms. Marilyn Kerchenfaut of 6024 Sherman Drive asked about the traffic impact, since there will be 23 additional homes emptying out. She asked whether a stoplight will be put in to accommodate the influx of traffic. Chairman Zawacki said that installation of a stoplight is based on merit, or the amount of traffic that comes through. He said he doubted they would ever reach the figures required for a traffic signal at that intersection. He added that installation of the traffic signals is the purview of the County and not the Village.

Ms. Patty Johnson of 2625 63<sup>rd</sup> Street asked how much construction will take place on 63<sup>rd</sup> Street. Mr. Airhart said that they have been asked to upgrade 63<sup>rd</sup> Street. Residents will be able to access their homes at all times. He explained how they will install gravel driveway access to the residents. He said that Woodridge requires construction signage, so that the traffic will be well directed during the construction phase. In further response, he said that the mailboxes will be moved to behind the curb and later replaced. Ms. Johnson then asked whether water would be brought up 63<sup>rd</sup> Street. Mr. Airhart said that one of the goals of Woodridge is to help provide future water needs. As part of this development process, Airhart will partner with Woodridge to run waterlines along 63<sup>rd</sup> Street, even though they need to only run down the middle of the cul de sac up to Hobson Road.

There being no further cross-examination, Chairman Zawacki called for comments from those opposing the development.

Ms. Rotunna said she lived in Woodridge several years ago, then moved to Naperville. They returned to Woodridge because they love how the community is designed with open space in mind. She enjoys the older areas with trees, and asked if any of the Commissioners live in Woodridge. Chairman Zawacki said that they all do, as it is a requirement to serve on the Commission. Ms. Rotunna asked if it were possible for the Commission to consider purchasing the land from the private owners and consider it as open space for the community of Woodridge. Chairman Zawacki responded that the Plan Commission cannot do that. He said she may address the Mayor and the Board of Trustees if she wanted to do so. Ms. Miller added that the Village's Comprehensive Plan does show areas within the Village that are designated as open space areas. This site is not one of those locations.

Mr. Carl Pallaver, who has resided at 6013 Ridgeway for 30 years, said that the highway goes near the property, and the interchange is right at 63<sup>rd</sup> Street. This piece of ground is important to the Willow Creek School due to the pollution that comes off at the interchange. This ten acres of forestry may decide the future health of the children in that school. He said that is an important consideration. He understands that the Commission has no authority regarding the change of the property, however, there is the Park District, Forest Preserve, or other bodies that can preserve that land.

Ms. Mimi Evitt of 3303 63<sup>rd</sup> Street asked if she understood that the Village had no control as far as traffic flow and stop lights. Chairman Zawacki said that the previous question was in regards to a stop light at 63<sup>rd</sup> Street. Ms. Evitt said the Chairman didn't seem to think 23 houses would impact the flow of traffic. Chairman Zawacki said that he explained that stoplights are placed in locations based upon merits, which are traffic flow counts. He said he did not think that the flow of traffic in that area would meet the merit requirements. He repeated that traffic regulation is an issue for the County and not the Village of Woodridge. He suggested that she speak with staff or contact someone at the county level regarding the traffic signals. Ms. Evitt said her opposition would be the traffic flow problem. People will be feeding into 63<sup>rd</sup> Street. The 23 houses will definitely add to the traffic situation, which she indicated was a difficult situation at Woodridge Drive and at Walnut and 63<sup>rd</sup>.

Ms. Miller said that she spoke with the Public Works Director today regarding a study of the intersection of Hobson and 63rd. He said that the Department of Public Works will be undertaking a study of the intersection with the assistance of a traffic engineer to determine whether any changes are warranted. They will consider additional traffic in that study, and hope to have the results of the study by early December.

There being no further comments, Chairman Zawacki called for a Motion to close the public hearing.

**Commissioner Burtnette moved, seconded by Commissioner Caprio to close the public hearing.**

**All in favor. Chairman Zawacki declared the Public Hearing adjourned at 8:42 PM.**

## **B. Review and Recommendation**

Ms. Miller said that staff's recommendation is as stated in its Memorandum of November 17, 2003 as submitted to the Commission in their information packets.

There being no questions from the Commissioners, Commissioner Meiners made a statement to the audience. He explained that the job of the Plan Commission is to make a decision based upon the information that has been brought to them today. He said that the owner has the right to develop the property, and the Commission has to make sure that it is done in the best way possible with the least impact on the surrounding areas. The residents have the right to go to the Village Board, the Park District or the Forest Preserve if they choose to do so. The Commission's job is to make a decision on this development. He said he thought that this was a high quality development and he thinks the developer would be happy to work with the neighbors wherever possible.

There being no additional comments, Chairman Zawacki called for a Motion.

**Commissioner Meiners moved that the Plan Commission recommend to the Mayor and Village Board of Trustees approval of the rezoning from DuPage County R-4 Residential District Zoning classification to Woodridge R-3 Residential District zoning classification, and further recommend approval of the Preliminary and Final Subdivision Plat for Walnut Court Subdivision prepared by the Balsamo/Olson Engineering company, 4906 Main Street, Suite 101, Lisle, Illinois, identified as Project Number 021011-400, consisting of two sheets, dated January 30, 2003, and revised through October 30, 2003, subject to the following plans:**

- 1. Site improvement Plans for Walnut Court Subdivision prepared by the Balsamo/Olson Engineering Company, 4906 Main Street, Suite 101, Lisle, Illinois, identified as Project number 1011-200, consisting of twelve (12) sheets, dated November 13, 2002, and revised through October 30, 2003.**

**2. Walnut Court Landscape Plans prepared by Airhart Construction, 500 Roosevelt Road, West Chicago, Illinois, consisting of five (5) sheets, dated April 17, 20-03, and revised through August 8, 2003.**

**3. Declaration of Covenants and Restrictions for Walnut Court Homeowners Association, prepared by Mary E. McSwain, 311 South County Farm Road, Wheaton, Illinois, dated October 31, 2003.**

**And subject to the condition that prior to Village Board consideration of the proposal, the plans and documents shall be revised to address staff's comments detailed in a letter from Mary Miller to Court Airhart, dated October 10, 2003, and also detailed in a memo from Gary Cottingham to Zill Khan dated September 16, 2003,**

**And including variations from the Subdivision Regulation Ordinance, as detailed on Exhibit F.**

**Commissioner Burtnette seconded the Motion.**

**All in favor. Chairman Zawacki declared the Motion passed.**