

**CITY OF WARRENVILLE  
PLAN COMMISSION ROUTE 59/ROUTE 56 SUBAREA PLANNING  
SPECIAL MEETING MINUTES OF DECEMBER 4, 2007**

**1. CALL TO ORDER**

Chairman Davis called the City of Warrenville Plan Commission Special Meeting to order at 6:31 p.m. in the Council Chambers of City Hall at 28 W 701 Stafford Place.

**2. ROLL CALL**

**Plan Commission Members Present:\*** John Davis, Tim Cosgrove, June Nelson, Steven Gregory, Leah Goodman, Jeffrey Deniger

**Plan Commission Members Excused:** Roland Laurin, Mike Mulcahy, Joseph Rossi

**Quorum:** Yes

**Also Present:** Community Development Director Ronald Mentzer, Senior Planner Natalia Domovessova, Recording Secretary Marie Lupo

**\*(No members were present by video or audio conference)**

**3. CHAIRMAN'S COMMENTS**

Chairman Davis welcomed all in attendance and summarized that the purpose of tonight's meeting is to work toward devising a plan that provides a frame of reference for future development of the area surrounding the Route 59/Route 56 intersection. He stressed the vital importance of input from area residents in arriving at such plan.

**4. BUSINESS OF MEETING**

(A copy of Director Mentzer's Power Point presentation is attached hereto as Exhibit A.)

**A. Introductions**

Community Development Director Mentzer greeted the audience and requested that attendees introduce themselves and set forth what they desire to accomplish in the subarea planning process.

**B. Project Overview and Purpose of Meeting/Review and Input on Draft Project Goal Statement**

Director Mentzer provided a brief overview of the matter, recapping that the area encompasses 240 acres, 45% of which comprises vacant and/or available land for sale or development/redevelopment. The City fully expects change to occur in this area of the community, and as such, an updated plan would provide the City with policy direction to manage such change in the most effective manner, essentially minimizing negative impacts and maximizing positive impacts. A new subarea plan will serve to (i) update the 1984 Comprehensive Plan, (ii) strengthen the City's legal position, (iii) reflect the community's

current expectations, (iv) reflect current market realities, and (v) enhance the City's economic base.

Director Mentzer stated the two-fold focus of tonight's meeting: (i) to provide meeting participants an opportunity for specific input on issues and land uses as change occurs in the Route 59/Route 56 subarea, and (ii) to draft the project goal statement.

Audience comment was as follows:

- Peter Gianakas of Coldwell Banker Commercial Realty, representing the owners of the Anderson property, inquired whether the widening of Route 56 would include subterranean placement of the open ditch and an improved stormwater management plan. He felt that such subterranean placement would likely help facilitate development in this high flood plain area. Additionally, Mr. Gianakas asked whether the City-owned land on the northeast and southwest quadrants could be designated for such use.

Director Mentzer referred to the wetland and flood plain map distributed on tables, and replied that while the majority of the subarea is somewhat flat, the majority of grade transition exists on the Anderson property. The present open ditch drainage along Route 56 provided by the State highway system does not meet current standards, and would be revised at the time of road widening with new cross culverts and swales to facilitate improved drainage in the area. Additionally, new development would entail new storm sewers, detention facilities, and appropriate outfalls, with curb and gutter installed if new roadways are involved. Although not yet specifically defined, the City-owned land on the northeast and southwest corners of the intersection would be utilized to help facilitate desirable and appropriate development for such quadrants, and could be used for flood plain mitigation if it is deemed the best alternative.

- Estes Street resident Keith Dale commented on the need for the Project Goal Statement to be revised to recognize the importance of minimizing new development's impact on adjacent and existing residential properties.

**A. Breakout Table Review and Input of Each of Three Geographic Areas in Subarea**

**a. Northwest and Northeast Quadrants of Route 56/Route 59 Intersection**

Table spokespersons reported feedback summary, as follows:

**Table 1**

*Top Priorities:*

- Favored redevelopment of both corners
- Access to parcels should include stoplight at Barkley Avenue and Butterfield Road

*Appropriate/Desirable Land Uses:*

- NW part nearby Summerlakes should contain residential element (townhouses/condominiums), excluding apartments

- Southern part of that section portion of NE quadrant should reflect retail/commercial
- NW quadrant should include professional, technical offices, possibly a bank on the corner

*Development Examples:*

- Bookstore, high-end restaurant, bank, doctor's office

*Expectations/Issues/Concerns:*

- Cut-through traffic for Summerlakes
- Landscape buffer
- Stormwater detention

**Table 2***Top Priorities:*

- Retain properties on tax rolls
- Ensure upscale, high-quality PUD to gateway intersection for favorable "face" on the community

*Appropriate/Desirable Land Uses:*

- Small commercial/retail, professional offices
- Exclude residential and fast food chain restaurants

*Development Examples:*

- Educational institution, small gas station, sit-down restaurant
- Exclude strip mall
- Exclude residential development due to hardship on existing schools

**Table 3***Top Priorities:*

- NE quadrant should reflect good assemblage, cohesion, and architecture, as it is gateway into City
- NW side should reflect an upscale PUD development, as it is a large 20-acre parcel

*Appropriate/Desirable Land Uses:*

- NE quadrant should include office
- NW quadrant should include mixed use, incorporating high-end lofts with business and retail uses similar to those found in downtown Naperville

*Development Examples:*

- Naperville home improvement development south of Steak & Shake on the east side of Route 59

*Expectations/Issues/Concerns:*

- Sidewalks for foot traffic

**Table 4***Top Priorities:*

- NW quadrant should reflect a viable commercial project
- NE quadrant could possibly house a commercial project as more lots become available
- Should be mindful of transition to residential area for minimal impact

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*Appropriate/Desirable Land Uses:*

- NW quadrant should include commercial development
- NE quadrant should include offices along Route 59, and if homes to the rear were to become available and assembled, transitional residential use such as townhomes would be appropriate

*Expectations/Issues/Concerns:*

- Drainage issues
- Stoplight at Barkley Avenue and Butterfield Road for access
- Streetscape improvements
- Signage should be appropriate
- Lighting should be down lit, without impact to neighboring residential area

**Table 5***Top Priorities:*

- Architectural consistency and aesthetics reflecting good curb appeal, such as Naperville home improvement development south of Steak & Shake on the east side of Route 59
- Coordinated development exhibiting consistency
- Transitional buffering incorporated behind commercial development fronting Route 59, providing that if homes in the rear were to become available and assembled, transitional residential use such as townhomes would be appropriate

*Appropriate/Desirable Land Uses:*

- Upscale planned commercial, light retail and office (PUD), with the exception of townhome development in the east portion of NE quadrant

**Table 6***Top Priorities:*

- Clear access to Butterfield Road and Route 59, void of traffic hazards and backups
- Ensure increase of City's tax base for relief to residents
- Existing businesses should be void of competition

*Appropriate/Desirable Land Uses:*

- NW quadrant should include multi-family and cohesive retail development, void of outlot projects
- NE quadrant fronting Route 59 should include commercial uses no more intense than what existing zoning already supports
- In the event the residential properties adjacent to the east side of the lots that front Rt. 59 are assembled with the properties along Rt. 59, commercial use would be possible, provided substantial buffering is incorporated along the east side of the properties to protect the homes on the east side of Home Avenue
- No apartments
- No motor service-type use

*Expectations/Issues/Concerns:*

- Wetlands management
- Barkley Avenue neighborhoods should not be burdened
- Retain frontage road for measure of security when exiting/entering Butterfield traffic

**b. Southwest Quadrant of Route 56/Route 59 Intersection**

Table spokespersons reported feedback summary, as follows:

**Table 1**

*Top Priorities:*

- Installation of utilities
- Access by way of Barkley Avenue extension
- Stormwater management

*Appropriate/Desirable Land Uses:*

- Given likely possibility that residential may change to other zoning, high-end retail, office/research/institutional, hotel, sit-down restaurant, health club, and high-end apartments (as they are generally not concerned with views of surrounding retail)

*Development Examples:*

- Geneva Commons
- Starbucks

**Table 2**

*Top Priorities:*

- Sales tax generation
- Control of traffic flow relating to Barkley Avenue extension, connecting to new commercial area
- Attractive appearance along highway, especially given its gateway into City

*Appropriate/Desirable Land Uses:*

- Maintain secluded existing residential area, if possible
- Given difficulty of maintaining secluded residential areas along south side of Estes Street, possible commercial/medical office/research and development/office uses.
- Fractured spot zoning that exists along north side of Butterfield Road should possibly be rezoned to B-2
- Mixed feeling on car dealership

*Development Examples:*

- East Loop and West Loop Roads in Wheaton's Danada development, which provide an exit from main arterial, together with access from the front and rear of commercial space, for Barkley Avenue extension concept
- Commercial/mid-size retail uses along Route 56/Route 59

*Expectations/Issues/Concerns:*

- Access by way of Barkley Avenue extension
- Wetlands mitigation to provide additional commercial areas for development

**Table 3**

*Top Priorities:*

- Traffic pattern and extension of Barkley Avenue, possibly with a cul-de-sac to deter cut-through traffic
- Stoplight at Barkley Avenue
- Residential buffer
- Water management

*Appropriate/Desirable Land Uses:*

- Anderson property should reflect residential townhomes
- Route 59 should reflect small office/commercial development

*Development Examples:*

- Burr Ridge Village Center (retail with condominiums above) for Route 59

*Expectations/Issues/Concerns:*

- Pedestrian bike improvements
- Infrastructure

**Table 4***Top Priorities:*

- Protect residential status of existing homes
- Introduce multi-family transition between existing homes and potential future commercial development along Route 59
- Enhance neighborhood feel and quality of life for neighboring residents
- Signalized extension of Barkley Avenue, with Briggs Avenue and Estes Street as cul-de-sacs
- Wetlands/drainage
- Fractured spot zoning that exists along the north side of Butterfield should be rezoned in consistent manner

*Appropriate/Desirable Land Uses:*

- Townhomes as buffer between existing residential and commercial development

*Development Examples:*

- Development of east side of Route 59 should share same architectural look and feel as Area 1

*Expectations/Issues/Concerns:*

- Public utilities
- Sidewalks, trails and connectors to ensure that existing and new residential uses have connectivity to Prairie Path and rest of community

**Table 5***Top Priorities:*

- Commercial development
- Preservation of residential component
- Starline may provide potential for townhomes in future
- Assemblage for proper gateway to City

*Appropriate/Desirable Land Uses:*

- Restaurant

*Development Examples:*

- Geneva Commons, particularly employing water feature to aid in wetlands issue
- Development at Butterfield and Meyer Roads
- Northeast corner of Fabian Parkway and Randall Road

*Expectations/Issues/Concerns:*

- Extension of Barkley Avenue, employing cul-de-sac on Briggs Avenue
- Extension of Estes Street to planned new road that would serve Aurora property
- Retaining direct access from Emmanuel Baptist Church to arterial street(s)

- Safety
- Cut-through traffic

**Table 6***Top Priorities:*

- Installation of infrastructure
- Single cohesive master plan such as illustration on poster board
- Continuation of Barkley Avenue southward across Butterfield Road

*Appropriate/Desirable Land Uses:*

- Multi-family residential, professional offices and retail, with architectural guidelines that would ensure similar size, texture and color in buildings

**c. Southeast Quadrant of Route 56/Route 59 Intersection and Southwest Corner of Subarea**

Table spokespersons reported feedback summary, as follows:

**Table 1***Top Priorities:*

- Extension of sewer and water infrastructure
- Development should respect and preserve the unique existing environmental features and habitat, such as the Prairie Path and wetlands

*Appropriate/Desirable Land Uses:*

- Larger tract on the east side of Route 59 should include a developmental research-type facility, possibly for alternative energy sources
- Office, mix of retail and multi-family, and medical office use ancillary to Monarch Landing development
- East side should include a recreational use, such as regional park with lighted ball fields or sports complex with indoor soccer
- West side should include multi-family, with the exception of apartments, due to wetlands and flood plain issues

**Table 2***Top Priorities:*

- Infrastructure
- Stoplight at Kleinman property

*Appropriate/Desirable Land Uses:*

- Duke property should house multi-story (3 to 4 stories) office building
- Route 59 frontage of Kleinman property should include office condominiums and mixed use
- Rear of Kleinman property should include residential component (depending on flood plain issues)
- Property along Adam Albright Street and along Butterfield Road frontage east of the office building currently next to the fire station should retain residential/redevelopment of single-family residential

*Development Examples:*

- Cantera Office Condominiums

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**Table 3***Top Priorities:*

- Enhance tax base
- Maintain residential component along Barkley Avenue until such time it is no longer residential
- Install stoplight at Goldsmith and Route 59 fronting Kleinman property
- Property north of Kleinman parcel that is currently residential should remain residential, or have transitional development

*Appropriate/Desirable Land Uses:*

- High-end, revenue-generating uses, such as hotel
- Kleinman property should reflect commercial use

*Expectations/Issues/Concerns:*

- Provide easement for permanent access to Prairie Path
- Retain green space along area adjacent to Prairie Path

**Table 4***Top Priorities:*

- Signalized intersection for access to area east of Route 59
- Architectural consistency throughout all areas
- Secure access to Prairie Path

*Appropriate/Desirable Land Uses:*

- Office/retail reflecting upscale commercial project
- Regarding previous suggestion for hotel, should be mindful of existing residential area
- Development of southwest portion must be done creatively due to wetlands
- Maintain single-family residential component to the south until such time it is no longer a viable single-family residential area
- Kleinman property could include age-restricted multi-family residential, especially given access to the Prairie Path

**Table 5***Top Priorities:*

- Facilitate/encourage assemblage of properties south of Ivan Albright with Kleinman property as part of a larger PUD
- Safe connection between Kleinman property to Monarch Landing development for pedestrians and Prairie Path users
- Large-scale, unique retail development of Kleinman property, as it is largest parcel that is easiest to develop, has the fewest wetland issues, and can shore up the City's tax base

*Appropriate/Desirable Land Uses:*

- Kleinman property should reflect ancillary uses to Monarch Landing
- South portion of Butterfield that is currently residential and mixed use, if assembled and developed, should include attractive retail uses, with less intense use at the gas station location
- Area west of Route 59 should reflect mixed-use residential

*Development Examples:*

- Kleinman property should reflect uses such as a hotel, doctor's office, pharmacy, small hospital, sit-down restaurant, and arts center near the wetlands portion

*Expectations/Issues/Concerns:*

- Traffic control issue
- Signalized intersection at road that comes in from Aurora
- If Kleinman property commercially develops with private roads leading to uses farther back on the property, it may be appropriate to evaluate a new N-S public roadway connection that intersects with Route 56 opposite of Home Avenue, with Ivan Albright as a cul-de-sac or dead-end
- Pedestrian connections are important, particularly near area surrounding Prairie Path

**Table 6***Top Priorities:*

- Utilities
- Water and sewer access
- Light on Route 59 and Kleinman property
- Barkley Avenue extension
- Mixed-use development

*Appropriate/Desirable Land Uses:*

- Kleinman property should reflect mixed-use with retail such as pharmacy, fitness center, hotel, food store, and high-quality residential
- Duke Property should include hotel and restaurant

**B. Overview of Next Steps**

Director Mentzer reported that City staff would incorporate tonight's input and revise the Project Goal Statement, which would then be presented at the January 10, 2008, Plan Commission meeting for formal endorsement, if acceptable. The input from tonight's meeting will be formulated into alternative land use scenarios that will be placed on maps to graphically illustrate how the suggestions could play out in the subarea. Another community workshop would take place in which such concepts, and the rationale supporting them, would be presented. Additional public comment would be garnered, which would then be further condensed into a "preferred" concept.

**5. ADJOURNMENT**

COMMISSIONER GREGORY MOVED, SECONDED BY COMMISSIONER COSGROVE, TO ADJOURN THE MEETING AT 9:25 P.M. The motion carried unanimously.

Respectfully submitted,

Marie Lupo, Recording Secretary