

**CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING OF SEPTEMBER 4, 2008**

1. CALL TO ORDER

Plan Commission Chairman John Davis called the City of Warrenville Plan Commission and Zoning Board of Appeals joint meeting to order at 7:00 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, Steven Gregory, June Nelson, Roland Laurin, Leah Goodman, Joseph Rossi, Mike Mulcahy

Plan Commission Members Excused: None

Quorum: Yes

ZBA Members Present:* John Davis, Tim Cosgrove, Steven Gregory, Roland Laurin, Leah Goodman, Mike Mulcahy

ZBA Members Excused: None

Quorum: Yes

Also Present: Mayor David Brummel, Consulting Engineer James Darnell, Community Development Director Ronald Mentzer, Recording Secretary Marie Lupo

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

3. APPROVAL OF MINUTES

COM. GOODMAN MOVED, SECONDED BY COM. GREGORY, TO APPROVE THE MINUTES OF THE AUGUST 7, 2008, PC/ZBA MEETING. The motion carried with seven (7) "Yes" votes and one (1) "Abstention" as follows: Com. Gregory, Nelson, Laurin, Goodman, Rossi, Mulcahy and Ch. Davis voting "Aye," and Com. Cosgrove voting "Pass."

4. PUBLIC HEARING

**A. Landon Road Partnership LLC/Sequestria Subdivision
S640 Landon Avenue
Project No. 2008-0273**

Located on the west side of Landon Avenue, north of Point Oak Drive

Petition for Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans for a proposed twelve-lot (ten new vacant buildable lots) detached single-family residential subdivision (Sequestria Subdivision) on approximately 13 acres of property.

Applicant Fred Conforti's attorney Russ Whitaker, with the Naperville law firm of Dommermuth, Brestal, Cobine and West, Ltd., was duly sworn in by Melody Burke of County Court Reporters, and addressed the Commission. Mr. Whitaker stated that the site consists of a number of separate parcels, amounting to approximately 13 acres. The petitioner has requested that the City Council vacate an unimproved section of Aurora Way right-of-way to allow them to include it as part of the development. The proposed plan combines a PUD plat with a 12-lot subdivision plat, with lots ranging from approximately 30,000-50,000 square feet. Seven lots directly front Garden View Court, which is the primary access route. Six of such lots are buildable and will be improved with single-family custom homes. Lot 11 is designated as a stormwater detention parcel. It will be a wet pond with a two-foot retaining wall running around three sides, constructed to meet DuPage County detention requirements. Lots 7 through 10, situated to the rear of the lots fronting Garden View, are buildable flag lots that will include a 20-foot strip providing access to Garden View. Lot 12 has an existing home that will remain as is, and although it is currently not a legal lot of record, it will be included in the proposed subdivision and provided a means of obtaining water and sewer. A homeowners association and covenants will be submitted to the City to govern said development.

Mr. Whitaker spoke of the Garden View access road, which will be an approximately 1,200-foot cul-de-sac, improved with permeable pavers similar to that of Warrenville Road, with a sidewalk running from Landon Avenue installed on the north side of the Garden View, due to the presence of lots in excess of 30,000 square feet. The petitioner is requesting a reduced right-of-way for Garden View Court, as it measures 50 feet in width, rather than the required 66 feet. According to Mr. Whitaker, 50 feet would provide ample room for sidewalks, parkway and public utilities. A 15-foot easement either exists or would be dedicated along the north side of Garden View Court, in which sanitary sewer would be installed.

Mr. Whitaker stated that the petitioner is also requesting reduced pavement width. Due to the limitations of the right-of-way measuring 50 feet, the petitioner is requesting a reduced pavement width of 24 feet, in lieu of the required 26 feet. Mr. Whitaker stated that the Fire District is agreeable to such 24-foot width pavement with the condition that there be no parking on either side of the street, and that other Fire District standards are met. The developer is in agreement with these stipulations.

Mr. Whitaker acknowledged receipt of the J. J. Benes engineering report, and says that his engineer is of the belief that he can comply with such conditions.

Dir. Mentzer was asked the timeframe for sewer and water extension into the subject area of the community. He replied that City Council has discussed such extension for the past one and one-half years, spurred on by the interest of this development and the City's desire to provide an alternative to additional septic and well development. Final engineering plans for extension of sewer and water into such neighborhood and to the Landon Avenue frontage of the subject site have been completed. The Illinois EPA approval allowing construction of the extension was received today. The City has applied for a DuPage County stormwater permit to allow access to the existing sanitary sewer that runs along Ferry Creek east of Landon Avenue, and expects to receive it in the next 30 days. The main sewer line in this area runs parallel with Ferry Creek in the rear yards of private properties. The City has acquired easements from several individual

property owners in order to allow access to and extension of public sewers. Remaining items include authorization by City Council to solicit construction bids and vote to award a bid to begin construction. In summary, such decisions and related construction would be related in part to the progress of the subject subdivision proposal going forward, and obtaining a permit from the County. Thus, if the preliminary PUD were approved, the special use permit would have a condition that the final PUD plans would have to be implemented with city sewer and water. The final plat of subdivision would be recorded only after the City has a signed contract for construction of utilities in the area.

Mr. Whitaker indicated he fully understood Dir. Mentzer's statements, and assured the Commission that his client had no intention of shelving the proposal. Furthermore, his client intends to run water and sewer beyond where it is required, to the benefit of adjacent property owners if they desire to tap on, and expects to post a bond or letter of credit for the cost of such improvements. He has a gentleman's agreement to do such extra improvements, and does not anticipate seeking recapture agreements with such properties.

Ch. Davis inquired whether soil borings would be done for assessing drainage of the roadway's permeable pavers. Mr. Whitaker replied that he would defer to his engineer, but assured the Commission that they would comply with whatever is required.

Com. Gregory commented on the cul-de-sac's restriction of street parking, and suggested that the PUD ordinance include a stipulation that driveways be constructed to provide a minimum parking area for four cars. Mr. Whitaker did not envision a problem with such condition, especially given the 30,000-50,000 square foot lots, and would likely place such condition in the covenants.

Com. Goodman clarified that the Aurora Way right-of-way would be vacated by the City of Warrentville, rather than the typographical error on the preliminary PUD plat that cites it would be vacated by the City of Aurora. Mr. Whitaker concurred with Ms. Goodman that it was a typographical error.

Dir. Mentzer stated that a preliminary PUD has a one-year limit, and that a final plan must be filed within a year.

Audience comment was as follows:

Resident Christine Tande of Point Oak Drive expressed concern regarding the development as a whole, related to the additional traffic threatening the safety of her children, given the new development's proposed 30% increase in total homes for the neighborhood. She noted the already existing high traffic, narrow width, and two blind spots of Landon Road. She said the school bus makes 14 trips per day down her street, and a business is located on Albright.

Consulting Eng. Darnell replied that although warrants may not be met for stop signs on Landon, a stop sign would be definitely placed on the new cul-de-sac. He has requested a study of Landon Avenue for restricted stopping sight distances, and if it is warranted, a three-way stop will be required. He explained the Federal Highway Administration's Manual of Uniform Traffic Control Devices that establishes criteria for stop signs.

Ms. Tande then asked whether construction traffic would be turning around onto their private road, causing damage to the road, and burdening them financially with road repairs. Mr. Whitaker responded by noting the new sidewalk that would be installed on Garden View Court, which would be continued between Lots 5 and 6 with a connection to the Prairie Path.

Bob Siebert of Albright Court expressed concern over the storage of the floodwaters, since he has experienced two 500-year rains and five 100-year rains during his 31 years as an Albright Court resident. He requested that the petitioner's engineer be present at a continuance of the public hearing, so that his concerns could be documented on the record. He claimed that currently there is three feet difference between his lot and the subject site, and 70 feet of standing water, with two to three feet of storage. He reported that the Prairie Path drains the watershed from the other side of the EJ&E tracks to Rt. 59, which farmer John Case used to shovel to ensure drainage, as it has been known to pool nearly one foot of water at Landon and Albright. Mr. Whitaker requested written concerns from Mr. Siebert, to which his engineer, Ed Seifert of Intech Consultants, could respond, and said he would be happy to set up a meeting. Mr. Siebert agreed to such meeting. Dir. Mentzer requested to be included in such meeting.

Ald. Wiesbrock of Lorraine Avenue inquired whether the detention area acknowledges the infiltration that would be provided by the permeable paver street, and Dir. Mentzer replied that it does not, as it is not the City's general policy to provide stormwater detention for private development in public right-of-way. The road may provide additional detention over what is required for the area by the stormwater ordinance.

Jerry Sadowsky of Albright Court observed that from the elevation map, it appears that water would be rolling down to his low spot. He is concerned that in springtime he has standing water that requires a sump pump to constantly run for three to four months, and the development's plan to eject sump pumps to the rear of Lots 7-10 sloping downward to his property would further exacerbate the situation. Mr. Whitaker replied that DuPage County would not allow water from one property to be dispersed onto another property. Consulting Eng. Darnell responded that the City has an ordinance that requires sump pump discharge pipes to be connected to the storm sewer, when available, and drain to the detention area. A 12-inch perforated PVC pipe runs to the north property line of this development and along the rear of the north property line, which would carry any trapped water collected by the storm sewer system, convey it to the detention pond, and subsequently to the creek. Dir. Mentzer clarified that the sump pumps for Lots 7-9 would be connected to the rear yard storm sewer, to be ultimately conveyed to the proposed stormwater management area or detention pond.

Resident Brad Hays of Point Oak Drive inquired as to street lighting. Mr. Whitaker replied that the project is not yet at such detailed level of design, but four streetlights are reflected on the plan, in accordance with City requirements. In response to other questions posed by Mr. Hays, Attorney Whitaker replied that (i) the developer would be dedicating the street to the City when complete, (ii) an association with a governing board of directors would be formed, (iii) covenants (yet to be determined) would be maintained in perpetuity for all lots, (iv) the developer would be selling lots to builders, and (v) he is uncertain as to the final value of homes in the development. Because he is concerned, among other things, with the presence of ATV's and their resultant noise in the neighborhood, he would like to see a copy of the proposed covenants at the next

meeting. Mr. Hays also is concerned with the likely additional traffic the development would bring to the neighborhood, from both a safety and investment prospective of the Point Oak homeowners.

Kevin Knight asked whether consideration had been given to stormwater detention and its effects on the property to the south. Consulting Eng. Darnell replied that the outfall from the stormwater detention pond flows through a pipe to Dan Miller's property on the south side of the new road, to another pipe or vegetated swale, and then to the Ferry Creek tributary. A stormwater management easement would be required for flow over the west edge of Dan Miller's property.

Ald. Stu Aschauer of Landon Drive reiterated the neighborhood's primary concerns as (i) stormwater drainage and (ii) need for a three-way stop sign. For safety's sake, he urged engineering interpretations that would foster meeting the stop sign warrants on Landon Avenue, if possible. Ald. Aschauer reminded the assembly that plans for the sewer and water lines running along Landon and Albright are presently displayed in the chambers for all to view. Dir. Mentzer added that if anyone has concerns or questions regarding such plans and how their properties would be affected, they should contact Public Works Superintendent Mike Smith.

Jerry Sadowsky of Albright Court inquired about access to Lots 7, 8, 9 and 12. Com. Cosgrove replied that the access would be Garden View Court; Dir. Mentzer clarified that the asphalt drive at the rear of Lot 12 would remain as is, and would continue to be used for access to the existing home, but none of the new homes.

Ald. Aschauer noted that the sewer line would extend to the easterly lot line of Lot 12 to service the Fremanis property.

Com. Cosgrove observed no sight easements at the intersection on the plat of subdivision. Dir. Mentzer replied that the ordinance no longer requires a generic 25-foot sight triangle easement on corners of private property, but rather takes a more technical approach in individually calculating a sight vision clearance triangle. In this instance, he surmises that the vision clearance triangle would be in the Landon Avenue right-of-way. Eng. Darnell added that an easement could not be required from Lots 83 and 82, since they are not being redeveloped at such time.

Dir. Mentzer announced the next steps, namely that staff will finalize a staff review letter to the developer which outlines technical review comments and some of the concerns brought up by the public that require attention, to which the developer would then respond, and resubmit its engineering design and preliminary plat of subdivision. Ch. Davis added that the requested meeting between staff, developer's engineer Ed Seifert, and resident Bob Siebert should take place before the continued the public hearing, so that any legitimate issues can be resolved beforehand.

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, TO CONTINUE THE PUBLIC HEARING UNTIL OCTOBER 23, 2008. The motion carried unanimously.

5. NEW BUSINESS

A. Buffalo Wild Wings/BW-Warrenville LLC

28241 Diehl Road

Project No. 2008-0358

Located on the southeast corner of Davis Parkway and Dodge Drive, south of Diehl Road

Request for approval of Minor PUD Amendment to the approved Site, Landscape and Lighting plans, which would allow for a 650-square-foot exterior patio construction on the south side of the existing restaurant, together with awning and 4-foot high decorative fence, televisions and audio.

Applicant/owner Harry Kokkinakis addressed the Commission, stating that during the four years that Buffalo Wild Wings has been in Warrenville, the corporate office had begun allowing patio additions to its restaurants. Although business has been good, in an effort to remain competitive in the Cantera market, Mr. Kokkinakis is requesting a 650-foot exterior patio in the rear south end of the restaurant, covered by an awning and surrounded by a 4-foot high fence and landscaping on three sides. Although it can be accessed only from the restaurant, an emergency gate will be available. Mr. Kokkinakis acknowledged receipt of the staff report, and stated he is in agreement with its contents. He is not concerned with the City's possible regulation of the proposed audio system if it becomes a problem. A bike rack, similar to that which is installed in the rear of the building, will be relocated to the north side of the building. He reported no current parking issues or complaints.

CH. DAVIS MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION APPROVE THE REQUESTED PUD AMENDMENT, IN ACCORDANCE WITH THE CONDITIONS OF THE SEPTEMBER 4, 2008, STAFF REPORT, AND WITH THE ADDITIONAL REQUIREMENT THAT THE WARRENVILLE POLICE DEPARTMENT PROVIDE INPUT ON ANY FUTURE NEED FOR ADDITIONAL RESTRICTIONS ON OUTDOOR MUSIC AND SOUND. The motion carried unanimously.

6. COURTESY REVIEW

A. 3S532 Haylett Avenue/Lund

Located on the west side of Haylett Avenue, south of Galusha Road

Potential request for text amendment(s) to Sections 10. Accessory Uses and 13. Definitions of the Warrenville Zoning Ordinance #1018, which would allow keeping of llamas on a residentially zoned property as either a permitted or a special use. This request is associated with the Applicant's intent to keep a pair of llamas as companion pets and construct an associated shelter and enclosed pasture in the rear and side yards of an R-5 High Density Single Family Residential zoned property at 3S532 Haylett Avenue.

Resident Jenny Lund addressed the Commission, and expounded upon her desire to own and shelter two llamas as pets/companions at the above-captioned property. She acknowledged receipt of a September 3, 2008, letter from John and Nancy Shiner, but also noted that a "Sold" sign was attached to the Shiners' real estate sign in front of their home tonight. She does not wish to impact the Shiners' real estate negotiations, who have been neighbors for 10 to 15 years; hence, she is willing to wait on her formal application until such property sells. To date, she has

seven letters in favor of such request. Ms. Lund recently opened her property to show interested neighbors what the shelter/pen would entail, and several neighbors attended. She has not yet been in contact with neighboring Neuromed or Northstar, but continues her attempts to inform them of her request.

As requested, following the previous courtesy review Ms. Lund researched the minimal required amount of habitat space, regardless of feeding practices, to house llamas. She spoke with a specialist in herd management from the International Camelid Institute, and he reported that if the diet is supplemented with hay and grain, two llamas could live on 1/8 to 1/4 acre land (5,300-10,000 square feet). Ms. Lund previously proposed 13,800 square feet, but has now extended the pen size an additional 700 square feet. She spoke with Angie of Cosley Zoo, who suggested she contact the USDA for zoo space requirements. The USDA's space requirements for Cosley Zoo require 2,400 square feet with no land vegetation, whereas Phillips Park in Aurora is required to provide 4,800 square feet shared with other animals, with some vegetation.

Com. Cosgrove expressed his opinion that since llamas are more similar to horses than dogs, he is concerned with zoning issues. An acre of land affords more space to buffer animals from neighbors. He would like to refrain from burdening the City with an enforcement problem. Therefore, he envisions this as a square footage, rather than zoning district, request.

Ms. Lund replied that based upon her conversation with Dr. Minor, acreage relates to an animal's weight, which in turn corresponds to the amount of feed available to an animal if it is not supplemented with anything but the land itself. Com. Gregory stated that a minimum of 40,000 square feet is Warrenville's requirement for horses, which was likely adopted from the County. In his Internet research of parcel size related to animal units, minimum land area would directly limit the size and number of animals in an equitable manner. His research also provided a good definition of livestock. Com. Laurin expressed that he did not desire to define "livestock" in this process, but rather, if Commissioners are in agreement, attempt a special use variation. Com. Nelson commented that feed practices should not be taken into consideration when crafting an ordinance, due to obvious enforcement issues.

Dir. Mentzer stated that this discussion is a policy decision on the part of the Commission, as to whether it feels these types of animals are appropriate on certain size lots within the community. When provided direction from the Commission, he would then create an enforceable set of regulations that reflect such policy. A shelter would be subject to accessory use/lot coverage regulations.

Com. Gregory stated that certain uses, such as horses, typically coincide with R-1 or R-1A zoning. Generally speaking, since R-5 zoning would not be typical zoning for llamas, he felt that perhaps this issue should be approached from a land area standpoint. Horse zoning speaks to the lot of record, rather than the corral. Ch. Davis questioned whether this matter would open a floodgate of these types of requests. Dir. Mentzer recommended that if llamas are allowed on lots smaller than one acre, they should be a special use, so that each request is viewed on a case-by-case basis, with the ultimate goal to minimize the impact on surrounding properties. Ideally, the Commission would define minimum standards to which a special use would pertain.

Commissions responded as follows to establishment of a policy decision:

- Com. Goodman felt that having two llamas in Warrentville would not violate the character of the City.
- Com. Laurin felt that the community would benefit by the allowance of llamas, and such concept could be viewed as one of the aspects that attract people to move to Warrentville.
- Com. Mulcahy was not opposed to llamas, but would be more accepting of such concept if it were approached from a land area standpoint.
- Com. Nelson did not have an issue with llamas, as long as they are allowed in the right places.
- Com. Rossi did not have an issue with llamas.
- Com. Gregory would allow llamas under the right circumstances, as a special use, and absent objection from neighbors.

In terms of space requirements, Ch. Davis inquired whether llamas gallop, and Ms. Lund replied that they poing. A general discussion then ensued as to amount of sufficient open space for llamas, with the Commission being undecided between $\frac{1}{2}$ acre (20,000 square feet) and $\frac{3}{4}$ acre (30,000 square feet). Minimum lot size versus minimum pen space was discussed. The specific location and buffering of a fenced pen on a lot was also discussed, together with location of the shelter on the lot. Com. Gregory noted the distinction between a fenced yard with manicured grass, and dirt. Com. Cosgrove observed that the perception of such animals on a lot can affect home values, and asked the Commission to keep this notion in mind. Com. Nelson offered to telephone Paul Hoss of DuPage County to inquire whether any privately owned llamas exist within DuPage County.

Vivian Lund recalled that during her tenure as Mayor, the City accommodated special uses for horses and goats on various properties. She reminded the Commission that the subject site is a unique property for its zoning district. Dwight Lund extended an open invitation for all to see the location to better understand the proposal. Com. Rossi remarked that he visited the site and was very comfortable with its proposed pen size.

After further discussion, Com. Mulcahy suggested that properties under an acre should be regulated by minimum pen size and minimum property setback requirements.

Ch. Davis directed Ms. Lund to forward information and meet with Dir. Mentzer regarding optimum pasture size for llamas foraging on the ground, in preparation for the next meeting.

Com. Laurin inquired as to enforcement of animal nuisance issues, and Dir. Mentzer responded that although noise regulations exist, incidents such as horse braying are not typically enforced.

**B. 30W270 Youghal Road/C&H Sewer and Water Construction, Inc.
Located on northeast corner of Youghal Road and Talbot Avenue**

Potential request for approval of (i) Special Use Permit for Outdoor Storage and (ii) Variations from the Zoning Ordinance #1018 for reduced front/corner side yard parking setback and increased driveway width at the property line. These requests are associated with the C&H Sewer and Water Construction company's proposal to develop an approximately 2.12-acre vacant site with an approximately 4,900-square foot office/warehouse building and 16,800 outdoor storage yard

along with associated parking, lighting, landscaping, stormwater management improvements.

Land Planner Terence Mach of Olson Design Group addressed the Commission, stating that the subject 2.12-acre site is comprised of one-half acre of wetland that has been previously delineated along the north end of the property, together with an isolated depressional wetland defined by DuPage County, which amounts to 40% of unusable space that must remain in a natural state on the parcel. The property has an 8-inch sanitary sewer line that runs along Youghal Road, and a 10-inch water main that runs along Talbot Avenue, which predominantly drains to the north wetland and the east toward an existing detention pond on an adjacent property to the east. Mr. Mach seeks to build a new C&H headquarters in a 4,900 square foot building housing 1,400 square feet of office space and 3,500 square feet of shop area. An outdoor storage area would provide employee and visitor parking, as well as storage for materials and equipment, measuring 16,800 square feet. Since the site plan is dictated by the existing wetlands on site, stormwater management would be provided along the north side of the development complex, employing DuPage County's Best Management Practices, utilizing an emergent bottom that maintains 6 inches of water and native-type plantings. Ten parking spaces are situated within the storage yard area, with two access points into the development on Youghal and Talbot. An 8-foot solid fence would screen the storage yard, secured with a sliding gate that employs a Knox box for Fire District accessibility. Mr. Mach is seeking a parking setback variation along Youghal to be reduced from 30 feet to 20 feet, due to the challenge of developing a property rife with wetlands. The building was situated further south on the site to avoid the wetlands to the north. The retaining walls reflected on the previous plan were eliminated. He is requesting a driveway variation to be increased from 36 feet to 50 feet, to allow for service of overhead doors and the refuse area. The proposed 6-yard refuse container would be lifted up to the front of the truck when it is emptied.

Dir. Mentzer commented that the Zoning Ordinance is rather ambiguous regarding setbacks for outdoor storage areas. From a staff perspective, he would recommend that it be situated behind the front building line and screened appropriately with fencing and landscaping. Com. Cosgrove agreed that the storage area should be situated behind the 30-foot front setback of the property. Com. Cosgrove also felt that since the petitioner abuts a neighboring property's detention area, landscaping should be installed to soften the fence and view from both Youghal Road and the adjacent property.

Ch. Davis then summarized what appeared to be the consensus among the Commission, namely (i) that a reduction in parking setback to 20 feet is acceptable, as long as adequate screening is incorporated, (ii) that outdoor storage should be placed behind the 30-foot front setback of the property, and (iii) that landscaping should be incorporated on the north and east side of the fence line.

Dir. Mentzer inquired as to why the building is located on the southwest corner of the property. Mr. Mach replied that for practical engineering purposes he situated the building at the southwest corner because it is the highest point of the property. Also, the southwest corner offers the best exposure at the corner of the roads. Com. Cosgrove shared his differing opinion that in the future, a streetlight would likely be situated at Barkley, which would be the access point to the property.

Com. Gregory suggested that because certain equipment might extend beyond the height of the proposed fence, perhaps the layout could be reconfigured so that the storage bins could back up to the proposed 20-foot fence setback. Com. Laurin concurred, stating that he is concerned with the visual impact of heavy equipment in the front yard. Mr. Mach said he would investigate such option. Com. Cosgrove suggested that staff research the outdoor storage requirements for neighboring businesses so that each business is treated consistently. Mr. Mach replied that 20 feet appears to be workable for him, and perhaps some of the bins could be moved to the south, but he would comply with staff's recommendation.

In response to Com. Goodman's inquiry regarding Fire District concerns, Mr. Mach stated that although the Fire District would not be involved in a review of the matter until staff signs off, they requested Knox box access to a slide gate off of Youghal Road as a preliminary requirement.

7. OTHER BUSINESS

A. DuPage County Zoning Board of Appeals Zoning Petition Z08-053 Erickson 24W410 Mack Road, West Chicago

Request for variation to reduce the size of a lot from 40,000 square feet to 27,756 square feet.

Because the petition involves further reduction of a substandard lot, the Commission collectively recommended that Dir. Mentzer object to the request, as they were not in favor of making an already existing non-conforming situation worse. Dir. Mentzer noted such objection and indicated he would respond accordingly.

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Mentzer directed attention to the September 4, 2008, letter from Michael Huffman of the U.S. Department of Transportation, which acknowledges the City's letter of concern. Mr. Huffman is preparing an environmental assessment report, and would be willing to visit the site this Fall with City representatives to further explain the plans. Upon receipt, such report will be distributed to the Commission.

Director Mentzer also thanked Commissioners for being available for the PC/ZBA Special Meeting to be held next Thursday.

9. ADJOURNMENT

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, TO ADJOURN THE MEETING AT 9:46 P.M. The motion carried unanimously.

Respectfully submitted,

Approved: _____

Marie Lupo, Recording Secretary

**CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING OF OCTOBER 23, 2008
-DRAFT-**

1. CALL TO ORDER

Plan Commission Chairman John Davis called the City of Warrenville Plan Commission and Zoning Board of Appeals joint meeting to order at 7:00 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, Steve Gregory, June Nelson, Roland Laurin, Leah Goodman, Joseph Rossi, Mike Mulcahy, Mike Milnamow

Plan Commission Members Excused: None

Quorum: Yes

ZBA Members Present:* Tim Cosgrove, John Davis, Steve Gregory, Roland Laurin, Leah Goodman, Mike Mulcahy

ZBA Members Excused: None

Quorum: Yes

Also Present: Mayor David Brummel, Director Ronald Mentzer, Consulting Engineer James Darnell, Senior Planner Natalia Domovessova (via audio conference), Recording Secretary Marie Lupo

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

3. APPROVAL OF MINUTES

As to Consulting Engineer Darnell's report, Dir. Mentzer clarified that concern exists among some of the elected officials and staff regarding the operation of the dam, and that the City is in the process of hiring an independent engineer to verify whether the dam (i) operated in accordance with the approved operations plan, and (ii) had upstream impact on the City of Warrenville. Also, Dir. Mentzer clarified that the DuPage River flow rate at the Warrenville Grove dam during the flood of 1986 was 3,470 cubic feet per second, while the recent storm generated 4,950 cubic feet per second, amounting to a roughly 40% increase.

COM. COSGROVE MOVED, SECONDED BY COM. LAURIN, TO APPROVE THE MINUTES OF THE OCTOBER 9, 2008, PC/ZBA MEETING, WITH REVISED PAGES

5 AND 6 SUBSTITUTED FOR THAT WHICH WAS ORIGINALLY DISTRIBUTED. The motion carried with eight (8) "Yes" votes and one (1) "Abstention," as follows: Com. Cosgrove, Nelson, Laurin, Goodman, Rossi, Mulcahy, Milnamow, and Ch. Davis voting "Aye," and Com. Gregory voting "Pass."

4. PUBLIC HEARING

Landon Road Partnership LLC/Sequestria Subdivision

3S640 Landon Avenue

Project No. 2008-0273

Located on the west side of Landon Avenue, north of Point Oak Drive

Petition for Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans for a proposed twelve-lot (ten new vacant buildable lots) detached single-family residential subdivision (Sequestria Subdivision) on approximately 13 acres of property.

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, TO REOPEN THE PUBLIC HEARING. The motion carried unanimously.

Ch. Davis updated the Commission that although the applicant has submitted revised drawings in accordance with the Staff Memo of September 4, 2008, staff has not yet completed its review memo regarding such revised plans.

Ch. Davis reported that Intech's sight line analysis for installation of a stop sign on Landon Avenue found that it did not meet warrants. Consulting Eng. Darnell indicated he has not yet completed a review of such document.

Ch. Davis stated that a job site meeting took place between the petitioner, staff and concerned adjacent landowner Bob Siebert to discuss issues with the proposed development. Such issues were presented to the City in hand-written format, and staff will review and address such questions when it has sufficient data to do so. Mr. Siebert addressed the Commission and stated that all 15 questions he submitted to the City directly relate to stormwater flow, storage and restrictors that would affect his property, which abuts proposed Lots 9, 8, 7 and a portion of 12. Mr. Siebert requested that all questions be directly answered by the developer's engineer, and made a part of this public hearing.

Melody Burke of County Court Reporters duly swore in Applicant Fred Conforti's attorney, Russ Whitaker, with the Naperville law firm of Dommermuth, Brestal, Cobine and West, Ltd., together with Applicant Conforti's engineer, Ed Seifert, principal with the Downers Grove firm of Intech Consultants.

Resident Siebert inquired as to the source and date of the topography, and Eng. Seifert estimated that his firm shot the topography in late 2004 or early 2005.

Resident Siebert inquired whether Eng. Seifert visited the north end of his property prior to the recent on-site meeting, and Eng. Seifert replied that he did not, but that another member of his firm was on the property.

Resident Siebert inquired as to the stormwater frequency release rate and size of the pipe, and Eng. Seifert replied that the release rate is .10, as required by the City, but that at this time they have not yet done a final sizing on the pipe because it is dependent upon negotiations with an adjacent property owner immediately downstream of the property for an outfall. His best estimate is that it would likely be a 12-inch to 15-inch pipe.

Resident Siebert stated that the stormwater management area of the 4/15/08, engineering plan required a volume of 4.5 acre feet, whereas the revised plan indicates a 5 acre foot volume. He wondered what determined the additional half acre foot.

Eng. Seifert responded that such revision was based on Con. Eng. Darnell's request to (i) revise calculations relative to release during certain stages of a storm, e.g., the early stages, which generated the need for extra volume, and (ii) include the potential for additional stormwater detention volume for Lot 12 to be included within that particular detention basin to allow for its potential future redevelopment.

Resident Siebert inquired what portion of the five acre feet is from watersheds off the property, and Eng. Seifert replied that no formal detention storage is being provided for anything other than Sequestria, and that additional off-site or upstream water gets passed through the basin, but is not stored there. Resident Siebert inquired as to the quantity that gets passed through, and Eng. Seifert replied he did not have such information for tonight's meeting.

Resident Siebert inquired whether such quantity was being stored along the 3-1/2 foot elevation difference along the north property line adjacent to his lot. Eng. Seifert replied that water that falls within the confines of the subdivision would be routed into the detention basin. Resident Seibert stated that since Eng. Seifert did not have an estimate of such volume of water, he is concerned that the determination of such area did not include all of the variables. He noted that in 31 years he received no water in the vicinity of his three out buildings, and wanted an explanation as to why this occurred from Eng. Seifert. Eng. Seifert replied that he did not understand the question.

Resident Siebert stated that when the topography of the Subject Property reaches an elevation of 711, it is sheet drained to the southern portion with a five-foot elevation drop. He continued, stating that any amount of water that comes from the west through the Prairie Path would not back into his property because 711 is a foot lower than the elevation of his property. He explained that when the top of foundation on Lots 7, 8, and 9 is established at 712, the sheet draining of the last 31 years is removed. A 12-inch perforated PVC pipe is proposed; however, Lots 7, 9, 10, and 12 must drain through the back, along with additional sump pumps. In essence, Resident Siebert claimed that Eng. Seifert has eliminated the sheet draining from the edge of his property to the lowest portion, and filled in this area three feet and higher in some areas. He again questioned the volume of water.

Eng. Seifert expressed his opinion that Mr. Siebert was misinterpreting the drawings. A foundation elevation at a higher elevation than such area in the back of that property does not mean that stormwater flow will be blocked. Ample green space will surround the new homes. Foundation elevations were suggested for each lot in conjunction with the existing grade, implementing side and rear yard swales that convey water to the subdivision

detention basin. The depression on the northern end of the subject property holds water; however, once a drainage outlet and swale is provided, it will drain. He stressed that preliminary engineering plans do not designate every grade, pipe size, etc. on a project. Once final engineering plans are prepared, Consulting Engineer Darnell will review them for compliance. He assured Mr. Siebert that the developer does not intend to adversely affect any portion of his property.

In reference to the developer filling the back of Lot 8 with four feet, Resident Siebert spoke of the wooded nature of such area, which has 2-1/2 foot depressions that hold water in the spring for three or four months. Such water originates from the north and west under Rt. 59, and culverts under the Prairie Path. In former years, Farmer John Case often cleared the pipes in this area so that the water could run under the Prairie Path. According to Mr. Siebert, the developer's engineer did not include such water in his calculations when determining volume, and he contends that the stormwater management area is incorrect. Eng. Seifert replied that the preliminary plans provide for the volume that is required by the law.

Com. Cosgrove inquired whether the Kleinman property's stormwater would be placed into a detention facility on such property and released without coming across the Prairie Path when it is developed. Con. Eng. Darnell replied that the flow would likely increase due to the greater impervious area, and maintain existing drainage patterns, but would be stored in a detention facility and released at a lower rate than existing conditions.

Com. Cosgrove inquired whether consideration is given to existing on-site depressional storage in the design and calculations stage. Con. Eng. Darnell replied that DuPage County has a release rate requirement, rather than a storage requirement, for stormwater detention. He also noted that the ordinance requires restriction to a tenth of a CFS per acre or the existing release from the site, whichever is smaller. Depressional storage is examined to ensure that it does not cause harm to neighboring properties if it is filled. If a resident desires to fill in depressional areas on their property, it is allowable with proof that such fill would not raise the flood elevations on neighboring properties.

Com. Cosgrove inquired whether depressional areas south of the common property line would be a consideration for downstream property, but not that of Mr. Siebert's. Eng. Darnell replied affirmatively. If distance separates the depression from the property line, it typically is not an issue.

Resident Siebert displayed an aerial photograph of the area dating back 35 years, which illustrated farms with dark indications along the Prairie Path where water purportedly existed. Since proposed Lots 5, 6 and 10 will be situated on a wetland, Mr. Siebert deduced that the development would cause such water to filter under the Prairie Path pipes and culverts from the west side of Rt. 59, and flow around his property and into his neighbor's property, heading toward Landon Drive. He requested that the PUD contain special consideration for engineering to direct the water from his property and that of his neighbors, so that they do not receive additional flooding.

Resident Siebert also noted that since the elevation of Garden View Court where it intersects with Landon Drive is between 714 and 711, it would require a wall to hold the

ground back. Eng. Seifert responded that Landon Drive has a slope to it, with the northern end being higher than the southern end, and an average of 711 elevation, which will be blended to the pavement of Garden View Court. He stressed that the plan is in preliminary stages, for the purpose of establishing basic feasibility.

Resident Siebert reiterated his request for statements within the PUD that refer to the drainage on the back of the property. He also pointed out the error in the 10/9/08 Preliminary Plat's Note No. 1 indicating that the City of Aurora is vacating the land. According to Mr. Siebert, such errors could also occur in the engineering for the site. Mr. Siebert requested language in the developer's restrictions that guarantees no additional flooding of neighboring properties. He requested calculations on the amount and volume of water within the stormwater management area. He claimed to be absolutely dry for 31 years, during which time such area experienced three 100-year floods, and one 500-year flood. He demanded that such conditions be maintained.

Resident Siebert observed that a 40 foot by 419 foot section of land, and a 44 foot by 234 foot section of land on the perimeter of Lot 83, has not been identified on the plans. Dir. Mentzer responded that such parcels were part of the land division that was processed by the City two or three months ago. Attorney Whitaker elaborated that a portion of Lot 83 was swapped with a portion of the subject property, to create the driveway leading to Landon. Mr. Siebert stated that any actions occurring from January 11, 2007, through today's date, should be identified in a note on the plan. Com. Gregory verified the existence of a note on Lot 83 of the preliminary plat. Mr. Siebert expressed that perimeter property owners should have been informed of such land division.

Resident Siebert then asked the maximum flow rate of the five 12-inch perforated pipes, per pipe. Eng. Seifert replied that such answer would be forthcoming in the final engineering stages of the project. When Resident Siebert challenged him that such information would be a standard specification of the pipe manufacturer, he replied that water moves in response to hydraulic gradients, depending on the elevation and hydraulic head operating the pipe, and exact flow numbers would not be available until final engineering is complete.

Ch. Davis reminded the audience that by ordinance, preliminary plans are concept plans that provide information for staff to ascertain whether viable solutions are available. Once a preliminary plan is approved by City Council, engineering is finalized to a point where questions such as those that were posed by Mr. Siebert could be answered. In his experience, rarely, if at all, have projects proceeded through the City without having been thoroughly analyzed. Developers are required to comply with all City and County ordinances. Nonetheless, the fact that a property has never flooded for 31 years does not ensure that it will not happen in the future in the event of an extraordinary rainfall.

Resident Brad Hays of Point Oak Drive inquired as to the size of the homes that would be built in the subdivision. Mr. Seifert estimated that first and second floors would amount to approximately 3,000 square feet and up, with a typical footprint expected to be 2,000 square feet. Although the draft covenants outline minimum requirements of the zoning district, home sizes have not yet been finalized.

Resident Hays inquired whether any stormwater from the southwestern portion of the development would drain onto the Erickson Monarch Landing property, and Eng. Siefert replied that it would not. Resident Hays questioned whether Eng. Siefert had observed any drainage changes since Erickson changed the configuration of its property, given the 2004 topography on which the plan is based. Eng. Siefert replied that he had not observed changes as it related to the subject property. Resident Hays reported that his drainage tiles were within one inch of flooding with the recent storm, and expressed concern that the new subdivision development would bring additional stormwater onto his property and other properties to the south.

Resident Hays also requested that construction traffic be kept off of Point Oak Drive. Attorney Whitaker responded that the City has been diligent to request developer commitments to limit trucks on the proposed permeable paver road. Mr. Hays inquired whether fines would be imposed upon trucks traveling Point Oak Drive, and Mr. Whitaker replied that they have not yet broached such subject.

Dir. Mentzer announced his intention to complete the staff report prior to the November 6, 2008, PC/ZBA meeting.

Com. Cosgrove commented that the draft covenants appear to be rather onerous, and requested that Attorney Whitaker simplify the detention area requirements, as they are redundant, given the City's existing ordinances. Mr. Whitaker concurred, and agreed to revisit such covenants.

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, TO CONTINUE THE PUBLIC HEARING UNTIL THE NOVEMBER 6, 2008, PC/ZBA MEETING. The motion carried unanimously.

5. NEW BUSINESS

A. Warrenville Bicyclist and Pedestrian Advisory Commission Review of draft Warrenville Bikeway Implementation Plan.

As Council Liaison of the Warrenville Bicyclist and Pedestrian Advisory Commission ("WBPAC"), Ald. Bill Weidner introduced its Chairman, Alan Gard, and Com. Barry Glicklich. Ald. Weidner explained that the WBPAC is seeking the PC/ZBA's support of their proposed Bikeway Implementation Plan ("BIP"), so that it may be brought before the City Council with a recommendation for adoption. The WBPAC originated in 2005 in an effort to make Warrenville a bike-friendly community. The BIP will enable bicyclists to move through the City in a safe and organized manner. At .84 trail miles per square mile, Warrenville has the 2nd most trails per square mile in DuPage County, with only Winfield having more (.9 trail miles per square mile). After the BIP is approved, the WBPAC will then concentrate its efforts on coordination of pedestrian improvements throughout the City, based on a sidewalk plan that resident Maury Goodman formulated. Ald. Weidner stated that polls indicate 40% of people that run errands do so within a two-mile radius of their residence.

Ch. Davis inquired as to the role of the Plan Commission in such undertaking. Ald. Weidner replied that in review of various new projects, the Commission could encourage

developers to install wider sidewalk connections for passing purposes, crosswalk placement, landscaping considerations for better sight lines at intersections, and signage/markings geared toward pedestrians and bicyclists. Ch. Davis reminded them that while negotiations and flexibility could take place within PUD's, the Zoning and Subdivision Ordinances govern such things as sidewalk width, which is typically 5 feet. Additionally, he pointed out that bicyclists should also adhere to the rules of the road.

Alan Gard directed attention to the existing map of trails in the area, and pointed out missing links on various trails that require attention. The Forest Preserve and DuPage County fund such connections. Within Warrenville, the following areas were identified as areas that require improved connections to separate bicyclists from traffic:

- Access from Batavia Road to Winfield Road heading into Cantera
- Sidewalk requires widening that is east of the bike trail that leads from the Prairie Path to Raymond on Ferry Road
- Connect Summerlakes area to access the regional trails
- Bike path necessary in the Talbot/Barkley vicinity
- Access to Prairie Path from southeast corner of Rt. 59 and Butterfield Road

Ch. Davis suggested that the Commission review the proposed plan over the next two weeks and revisit the matter at its November 6, 2008, meeting, to provide feedback and comment. He suggested that the WBPAC review the City's Subdivision Control Ordinance regarding public infrastructure, to find which areas, if any, are contradictory to its goals, and determine whether it feels the PC/ZBA should revisit the Ordinance for reasonable changes to requirements.

Dir. Mentzer drew distinction between a land use plan and the proposed BIP, which are guidance documents, and a regulatory document, such as the Subdivision Control Ordinance. The Subdivision Control regulations could assist in implementation of the BIP, but the two documents should be consistent. The Subdivision Control Ordinance may ultimately require additional provisions to accommodate larger paths, etc., where appropriate.

Ch. Davis envisions the BIP as a set of concepts/policy guidelines that could be distributed to future developers of significant redevelopment proposals, rather than single lots, within the City. Com. Gregory questioned why such provisions could not also apply to single lot developers. Dir. Mentzer stated that public right-of-way improvements for pre-existing lots of record are tied to State statutes that relate to the Subdivision Control Ordinance, and the City has little authority to mandate public improvements such as sidewalks. In general, most developers exhibit a spirit of cooperation to consider a City's clearly articulated plan for a reasonably economical proposal and request.

Mayor Brummel expressed his appreciation for the WBPAC's creation of the BIP, which reflects ideals that the community values.

Alan Gard stated that the draft document was derived from Geneva's bike plan as a model. The WBPAC is currently working on a grant application to obtain a designation for establishing Warrenville as a bike friendly community; however, an approved BIP would

greatly aid in accomplishing such distinction. Other area communities that have already achieved such designation are Schaumburg, Madison, and Chicago. The Safe Routes to School program would recognize Warrenville with a similar pedestrian friendly designation.

Com. Cosgrove inquired as to the status of the Galusha Road Path, and Dir. Mentzer replied that it is in the initial pre-final engineering stages. It involves a five-foot wide concrete sidewalk along the south side of the road. In early December, another public information and input meeting will likely take place on the pre-final engineering plans. Currently, staff is seeking input from property owners along such path relative to specific individual issues with trees, sump pump drainage lines, etc. A Safe Routes to School grant application will be submitted shortly for such project. Pending City Council approval of bidding the project and awarding the bid, it could likely be operational at the beginning of the following school year. Com. Cosgrove shared his opinion that it is short sighted to construct a five-foot wide path in such area. Director Mentzer reminded the Commission that the City previously conducted a public input and information effort to obtain public input on the design and location of the proposed improvement, and that the City Council authorized staff to move forward with the five-foot wide sidewalk design based on that input.

**B. Warrenville West Office Facility
Herrick Lake Subdivision Lot #2
Project No. 2008-0439**

Located on the north end of the south section of West Avenue

Request for approval of a Minor PUD Amendment to eliminate two parking spaces and one landscape peninsula to accommodate the installation of an emergency vehicle access drive between the new Hubble Middle School property and the subject property.

Ch. Davis directed attention to the Staff Review dated October 22, 2008, which summarized the matter succinctly.

COM. GREGORY MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION APPROVE THE MINOR PUD AMENDMENT AND LANDSCAPE RELIEF IN CONNECTION WITH THE EMERGENCY ACCESS FOR THE WARRENVILLE WEST, LLC OFFICE FACILITY, PER THE RECOMMENDATIONS AND CONCLUSIONS OUTLINED IN THE STAFF MEMO DATED OCTOBER 22, 2008. The motion carried unanimously.

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer commented on the impressive ground breaking at the Proton Therapy facility in Cantera.

Com. Gregory inquired as to the status of the llama proposal, and Dir. Mentzer replied that it was his understanding that Jenny Lund was awaiting finalization of the property sale to the north, to gain such new property owner's support and subsequently proceed with a public hearing.

Upon Ch. Davis' request, Dir. Mentzer shared his opinion that Mr. Siebert's list of issues in connection with the Sequestria subdivision did not raise any special concerns that particularly trouble him. Mr. Siebert is free to hire an engineer; the City will perform due diligence to ensure that the proposed project thoroughly complies with the law, and valid concerns will be addressed. Any existing flow of water is required by law to be conveyed, either by pipe or swale, etc. Many of Mr. Siebert's questions can only be answered in the final engineering stages.

7. SR. PLANNER'S REPORT

Pl. Domovessova reported that the next PC meeting would include a further re-examination of the Bikeway Implementation Plan and the Sequestria subdivision proposal.

8. ADJOURNMENT

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, TO ADJOURN THE MEETING AT 9:03 P.M. The motion carried unanimously.

Respectfully submitted,

Approved: _____

Marie Lupo, Recording Secretary

**JAMES J. BENES AND ASSOCIATES, INC.**

950 Warrenville Road ▪ Suite 101 ▪ Lisle, Illinois ▪ 60532

Tel. (630) 719-7570 ▪ Fax (630) 719-7589

MEMORANDUM

Date: October 30, 2008

To: Mr. Ron Mentzer
Dir. of Community Development
City of Warrenville

From: James E. Darnell, P.E., CFM
Vice President

Re: Preliminary Engineering Review
Sequestria Subdivision (Conforti)
Project No. 632.628

At your request, we have reviewed the revised preliminary engineering submittal for the Sequestria Subdivision, located on the west side of Landon Avenue, 850 feet north of Townline Road. The revised preliminary engineering submittal included the following documents given to us by the City of Warrenville for review:

1. Preliminary Engineering Plan, prepared by Intech Consultants, Inc. of Downers Grove, Illinois and dated October 9, 2008.
2. Preliminary P.U.D. Plat of Subdivision, prepared by Intech Consultants, Inc. of Downers Grove, Illinois and dated October 9, 2008.
3. Stormwater Management Report, prepared by Intech Consultants, Inc. of Downers Grove, Illinois and dated October 10, 2008.
4. Landon Avenue Sight Distance Plan, prepared by Intech Consultants, Inc. of Downers Grove, Illinois and dated October 8, 2008.

Soils Report A soils analysis for the proposed subdivision should be prepared by a registered Professional Engineer and should be submitted for review and approval. The soils analysis must be of sufficient scope to highlight potential ground absorption, runoff or flooding problems; the presence of unstable or low bearing capacity soils; or the presence of rock which would affect construction of the proposed improvements. The subsurface soil conditions will also affect infiltration from the permeable paver street pavement and the issue of subsurface stormwater migration to the south will need to be addressed during final engineering.

OVERVIEW

The Sequestria Subdivision development is located on 13.39 acres on the west side of Landon Avenue, approximately 850 feet north of Townline Road. The subdivision includes 11 residential lots, a separate lot for stormwater retention, and a public street connecting to Landon Avenue on the east end and with a cul-de-sac on the west end.

ENGINEERING ISSUES

LOT CONFIGURATION Lots 1, 2, 3, 4, 5 and 6 have direct access to Garden View Court. Lots 7, 8, 9 and 10 will have access to Garden View Court by long driveways in cross access easements. The existing house on Lot 12 will retain access to Landon Avenue by the existing private drive to the east (Amber Lane). A 5' wide concrete sidewalk along the north side of Garden View Court and between Lots 5 and 6 will provide access to the Prairie Path for all lots.

PROPOSED PUBLIC STREET Access to Landon Avenue will be provided by a 1,250 foot long public street (currently referred to as Garden View Court) terminating in a cul-de-sac at the west end. The proposed street is shown with a permeable paver surface, similar to the recently completed sections of Warrenville Road. The pavement width has been reduced from the standard 27 feet to 25 feet (b/c to b/c). The radius of the cul-de-sac has been increased to the standard 50 feet at the request of the Warrenville Fire Protection District (WFPD). The WFPD has also requested that Garden View Court be posted "No Parking" due to the reduced width.

The new street will be provided with a stop sign at Landon Avenue. It is our understanding that local residents have requested that the possibility of a three-way stop at this location be studied due to the sight distance problems caused by the hill on Landon Avenue. Because of the low traffic volumes at this location, and because there is not a history of crashes at this location, warrants for the three-way stop intersection will have to be based on sight distance considerations. The FHWA Manual on Uniform Traffic Control Devices states that one of the criteria that may be considered in an engineering study is whether the intersection is a location "where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop".

The October 8, 2008 letter from Intech Consultants addresses their findings regarding the Landon Avenue geometry. Landon Avenue is posted 25 mph, so a design speed of 30 mph was used for the study. Based on recommendations from "A Policy on Geometric Design of Highways and Streets" published by the American Association of State Highway and Transportation Officials (AASHTO), intersection sight distance requirements for the Garden View Court / Landon Avenue intersection are 300 feet for a vehicle turning right (south) and 330 feet for a vehicle turning left (north) from Garden View Court. The view to the south is unobstructed and not a concern. The view to the north is obstructed by a crest on Landon Avenue, but two drivers are still able to see each other as far as 331 feet to the north. For this reason, Intech Consultants recommends against three-way stop control at the intersection.

It should be pointed out that the stopping site distance at this location (assuming a design speed of 30 mph and a 6.5% slope on Landon Avenue) is only 215 feet according to AASHTO recommendations. Therefore, the longer intersection sight distance (330 feet) is conservative. If there is concern that the traffic on Landon Avenue exceeds the 30 mph design speed used in the study, traffic counters could be placed on the Landon pavement and the sight distances could be re-evaluated using the 85th percentile speed. A final decision regarding three-way stop control will have to be addressed during the final engineering process.

STORMWATER MANAGEMENT The total area of the development is 13.39 acres. The stormwater management calculations have been revised to reflect the total area, including the

existing house on Lot 12. The outfall pipe for the retention pond is now shown with a 72" restrictor manhole. This design will simplify maintenance for the owner's association and will make any necessary future modification of the restrictor easier. The proposed detention pond now includes a vertical retaining wall on 50% of the detention pond's perimeter, and a 20 foot wide planting strip of native vegetation is shown around the pond's perimeter.

The outfall from the retention pond drains to the south, onto private property south of Garden View Court. A drainage easement will be required across this adjacent property for the proposed storm sewer and/or vegetated swale to the creek. It is our understanding that the owner of the property to the south is willing to work with the developer and this issue will have to be resolved as part of the final engineering process.

The NWL of the stormwater retention pond is below the base flood elevation, so the outfall pipe is shown with a backflow prevention device. The TR-20 model has been modified to reflect a near-zero release rate below the BFE. The City will provide the developer with a copy of the output from the V3 flood model (see below) and the actual BFE at the outlet should be confirmed during final engineering.

It should be understood that the City of Warrenville will accept ownership and maintenance of only those storm sewers in the public right-of-way. The retention pond and all storm sewers in easements on private property shall be owned and maintained by the owners' association. This ownership and maintenance responsibility must be made clear on the final plat of subdivision.

FLOOD PLAIN An un-named tributary flows from an existing box culvert under Route 59, through the Monarch Landing development, along the north side of Point Oak Drive, through a culvert under Landon Avenue, and east to Ferry Creek. This tributary is shown as Zone A (unstudied 100-year) flood plain on Regulatory Flood Map Panel 0408. However, a flood study was performed by V3 Consultants of Illinois for the Monarch Landing development and the study can be used as it is the "best available information". The study shows that the base flood elevation varies from approximately 708.3 at the west property line to 702.5 on the west side of Landon Avenue. Therefore, there is no regulatory flood plain on the property.

Article 15-112.5 of the Countywide Stormwater and Flood Plain Ordinance states "*In areas outside the boundary of the regulatory flood plain all usable space in new buildings, or added to existing buildings shall either be elevated, floodproofed or otherwise protected such that the lowest entry shall be at least one foot above the adjacent base flood elevation to prevent the entry of surface stormwater.*" The proposed house foundation grades vary from 710 to 714, so they will be sufficiently elevated to meet the requirements of the Countywide ordinance.

WETLANDS We are not aware of any regulatory wetlands on the property.

UTILITIES – SANITARY SEWER The proposed public sanitary sewer will be extended from the future City of Warrenville sanitary sewer on the west side of Landon Avenue to the west property line, adjacent to the Illinois Prairie Path. This will permit future extension of the sanitary sewer under the Prairie Path serve future development on the east side of Route 59. The final engineering plans should include the standard City of Warrenville sanitary sewer notes. The sanitary sewer should be 8" ASTM D-2241 PVC pressure pipe, with an SDR of 26.

UTILITIES – WATER MAIN The proposed public water main will be extended from the future City of Warrenville water main on the west side of Landon Avenue to the west property line, adjacent to the Illinois Prairie Path. This will permit future extension of the water main under the Prairie Path and out to the Route 59 water main, completing a loop. The future looped water main will help to improve water pressure and water quality in the Landon neighborhood. The final engineering plans should include the standard City of Warrenville water main and fire hydrant notes. The water main should be 10" Class 52 ductile iron, with polyethylene encasement.

STREET LIGHTING The proposed street lighting for Garden View Court consists of four poles and fixtures on the north side of the street. During final engineering, City standard streetlights should be used to provide an average illumination on the pavement of 1.2 foot-candles. The City standard lights employ horizontally-mounted, cutoff fixtures with flat lenses to prevent unwanted glare on the adjacent residential properties. The proposed lighting system should use XLP Type-USE cable in duct or conduit, and should include a lighting control cabinet with photocell control. The final engineering plans should show the location of all cables and should include details of the proposed control cabinet, concrete foundations, poles & fixtures, and a trench detail with plastic warning tape over the conduit.

PERMITS The proposed subdivision improvements **DO NOT** impact Special Management Areas, and the final engineering submittal **WILL NOT** have to be forwarded to the DuPage County Department of Economic Development and Planning for review. The future swale and/or storm sewer through the property to the south will, most likely, impact a Special Management Area. The following permits will be required for the proposed subdivision:

- City of Warrenville Stormwater and Flood Plain Permit
- IEPA Notice of Intent
- IEPA Public Sanitary Sewer Construction Permit
- IEPA Public Water System Construction Permit

REVIEW COMMENTS

Preliminary Engineering Plan The Preliminary Engineering Plan has been reviewed and stamped "**APPROVED AS SUBMITTED**". Before the Preliminary PUD is recorded, the following statement should be added to the plan (and should also be added to the final engineering plans):

"This is to certify that I, a Registered Professional Engineer, certify that to the best of my knowledge and belief that drainage of surface waters will not be changed by construction of such subdivision or any part thereof, or that if such surface water drainage will be changed, adequate provisions have been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision."

In our opinion, the preliminary plans address the relevant drainage issues raised by the adjacent property owner. As final engineering documents are prepared, submitted and reviewed, we will

continue to be diligent in ensuring that the proposed development does not have a negative impact on existing drainage patterns in the neighborhood.

Preliminary P.U.D. Plat of Subdivision The Preliminary P.U.D. Plat of Subdivision has been reviewed and stamped “**APPROVED AS NOTED**”. The following review comments have been marked on the plat and approval is conditional on their implementation:

1. In Note #1, change “City of Aurora” to “City of Warrenville”.
2. Proposed storm sewers / underdrains going to the detention facility will cross the flag lots (Lots 7, 8, 9 and 10). Accordingly, Public Utility and Drainage Easements will be required across these “flagpoles”.

Stormwater Management Report The Stormwater Management Report has been reviewed and stamped “**APPROVED AS SUBMITTED**”.

Landon Avenue Sight Distance Plan The Landon Avenue Sight Distance Plan has been reviewed and stamped “**APPROVED AS SUBMITTED**”.

We are herewith returning two stamped sets of review documents for your use. Please call if you have any questions or require additional information.

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