

**CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING OF FEBRUARY 18, 2010**

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 7:04 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, Leah Goodman, June Nelson, Roland Laurin, Joseph Rossi

Plan Commission Members Absent: Mike Mulcahy, Mike Milnamow

Quorum: Yes

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

ZBA Members Excused: Mike Mulcahy

Quorum: Yes

Also Present: Community Development Director Ron Mentzer, Sr. Planner Natalia Domovessova, Recording Secretary Marie Lupo

***No members were present via video or audio conference**

3. APPROVAL OF MINUTES

A. Minutes of Regular Meeting of January 21, 2010

COM. COSGROVE MOVED, SECONDED BY COM. GOODMAN, TO APPROVE THE MINUTES OF THE JANUARY 21, 2010, PC/ZBA MEETING, WITH THE FOLLOWING CHANGES:

- Page 3, Paragraph 7, Line 3 – Delete “text amendments” and insert “variance”;
- Page 3, Paragraph 7, Line 4 – Insert sentence at end: “However, with a text amendment, a variance would not be required.”

The motion carried with six (6) Aye votes, and one (1) Pass vote, as follows: Com. Davis, Cosgrove, Gregory, Goodman, Nelson and Laurin voted “Aye”; Com. Rossi voted “Pass.”

4. NEW BUSINESS**A. Hyatt Place and Summerfield Suites Hotels / Corporex
27576 and 27544 MaeCliff Drive
Project No. 2010-0028****Located on the south side of Warrenville Road, north of Ferry Road**

Request for approval of Minor Amendment to previously approved Planned Unit Development (PUD) plans for Lots 1 and 2 in Cantera MaeCliff Subdivision, which would allow installation of exterior decorative lighting on Hyatt Place and Summerfield Suites hotel buildings located on Lots 1 and 2, respectively.

Petitioner Michael C. O'Donnell of Corporex, the developer of the hotels, addressed the Commission. Petitioner O'Donnell stated that Corporex made an effort to be sensitive to the City's position on up lighting, by only doing so on two, rather than four, facades of the buildings. Lights would solely illuminate key identifying elements of each hotel, to allow for better way finding.

With regard to parking lot lighting, Ch. Davis requested clarification as to why the photometric plan's illumination numbers are higher than that of the City's standards. Dir. Mentzer replied that Consulting City Engineer Darnell reviewed the original parking lot lighting plan and confirmed that such lighting was in compliance with the City's regulations, but a further consultation with him would provide a more specific explanation. Ch. Davis indicated he would appreciate such clarification. Dir. Mentzer reminded the Commission that tonight's deliberations are strictly focused on exterior building and under-canopy lighting.

Com. Cosgrove inquired whether the building elevations with exterior doors that do not show a fixture contain under-canopy lighting, and Petitioner O'Donnell replied affirmatively. Com. Cosgrove then expressed appreciation that the Petitioner and staff worked together to minimize up-lighting.

Com. Goodman asked why the wattage differed in the two buildings. Petitioner O'Donnell replied that the architect selected a different style for each building. Dir. Mentzer further explained that each building has different types of light sources, i.e., compact fluorescent, as opposed to metal halide.

Pl. Domovessova clarified that a discrepancy exists between the numbers provided in Summerfield Suites' canopy lights summary, the photometric plan, and architectural drawings. Although the staff report indicates 20 canopy lights, 14 of which are installed under the main canopy, in actuality there are 17 canopy lights, 11 of which are installed under the main canopy. Pl. Domovessova will revise said staff report to eliminate such inconsistency.

Pl. Domovessova also pointed out that the City's ordinance requires a flat lens canopy light, whereas the lens type is unclear on the Petitioner's submission. Therefore, she recommends that a Plan Commission approval contains the stipulation that all canopy light fixtures, as well as courtyard pole lights, must have flat lenses. This condition is applicable to both hotel buildings. Pl. Domovessova will revise said staff report to reflect this requirement.

COM. COSGROVE MOVED, SECONDED BY COM. GREGORY, THAT THE PLAN COMMISSION APPROVE THE REQUESTED MINOR PUD AMENDMENT FOR MAECLIFF LOTS 1 AND 2, BASED ON THE CONCLUSION OF THE STAFF REPORT DATED FEBRUARY 18, 2010, WITH THE ADDITION THAT ALL CANOPY AND COURTYARD POLE LIGHTS REFERENCED IN THE STAFF REPORT HAVE FLAT LENSES, AND THAT THE NUMBER OF SUMMERFIELD SUITES' CANOPY LIGHTS TOTALS 17, 11 OF WHICH HAVE TWIN 32-WATT FLOURESCENT DOWN LIGHTS RECESSED INTO SOFFITS OF THE CANOPY. The motion carried unanimously.

Com. Goodman again expressed concern that the wattage and number of fixtures were dissimilar. Dir. Mentzer explained that Hyatt Place seeks to illuminate one face of its architectural feature with three 100-watt metal halide lights, while Summerfield Suites seeks to illuminate the south and west sides of the corner element of its building (which face away from residential development). In staff's opinion, this appears to be an attractive and reasonable level of illumination for a much larger expanse of wall area.

Com. Gregory commented that it appears the two canopies increase the photometric averages.

Com. Nelson noted that this Petitioner repeatedly pushes the deadline for packet submission, and does not wish to set a precedent for the future. Com. Gregory concurred, but in this instance can respectfully take into account the straightforward nature of the request. Petitioner O'Donnell apologized for the tardy document submission.

Petitioner O'Donnell anticipates a grand opening for the hotels in 90 days.

5. OLD BUSINESS

A. Minor PUD Amendment – Phonak Inc.

COM. GOODMAN MOVED, SECONDED BY COM. GREGORY, THAT THE PLAN COMMISSION AUTHORIZES ITS SECRETARY AND CHAIRMAN TO EXECUTE THE PLAN COMMISSION RESOLUTION APPROVING THE MINOR AMENDMENT TO THE FINAL PUD FOR CANTERA SUBAREA H (LOTS H-2 AND H-3), LOCATED AT 4580 AND 4520 WEAVER PARKWAY. The motion carried unanimously.

6. OTHER BUSINESS

A. DuPage County Zoning Board of Appeals Zoning Petition Z10-003 Brewer 29W516 Wilson Road, West Chicago, IL 60185 Located in Unincorporated DuPage County, northwest of IL Rt. 59, east of Joliet Street

Com. Laurin recused himself from this portion of the meeting, on the basis that his son resides across the street from the subject property.

Com. Cosgrove inquired as to the City's requirements for commercial versus private kennels. Dir. Mentzer responded that a commercial kennel can house four or more dogs as a special use in any commercial or residential zoning district.

Com. Cosgrove observed that although a training area is not indicated on the plat, since the subject property backs to open property and measures five acres, it is unlikely that training would impact neighboring property owners, depending upon the number of dogs involved and proper setback requirements.

Com. Rossi expressed concern that the request may entail an extended stay facility.

The Commission collectively felt that it could not adequately evaluate this request, because the information provided did not specify the maximum allowable number of dogs that would be present at one time.

Dir. Mentzer suggested that staff reply in the following manner: "Based upon the information provided, it is feasible that the request may be appropriate as a special use, with conditions that would address setback and minimize impact of disruption to surrounding properties." The Commission agreed to such suggestion and directed staff to forward such response to the DuPage County Zoning Board of Appeals.

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

A. IDOT Status of IL Route 56 (Butterfield Road) Expansion Project Update

Dir. Mentzer reported that he attended a meeting with the Mayor, City Administrator, City Engineer, and consultants at IDOT offices to review the most significant City concerns and requests submitted in writing to IDOT in September of 2009, and again in November of 2009. He felt it was a very positive and productive meeting that lasted three hours in duration. IDOT appeared to be receptive to many of the City's requests. A follow-up meeting was held last week with IDOT representatives and Federal Highway Administration representatives, as 80% of this project will be federally funded. Specific discussion centered upon the City's request that IDOT use a narrower 11-foot lane width than the standard 12-foot lane that is proposed. Despite the information the City provided in support of a narrower lane, the Federal Highway Administration did not approve such request. However, they did support the City's request for areas of refuge in the center median, which they considered a desirable and reasonable request. To date, the City has not received minutes nor written responses to its September 9, 2009, and November 25, 2009, letters.

B. Route 56 Streetscape Workgroup Progress Report

Dir. Mentzer reported that this Workgroup continues to convene and make progress with the consultants. IDOT recently forwarded its preliminary baseline landscape plans for Warrenville's segment of the Rt. 56 project. Dir. Mentzer and the consultants were pleased with the significant amount of plant material proposed for this area, especially in comparison to other IDOT projects with minimal landscaping, such as that of Rt. 59 southward towards Plainfield. IDOT's basis for investment in landscaping is due to its obligation to fulfill policy standards for replacing trees that are slated for removal, even though such trees may not be specimen trees. IDOT awaits the City's direction on its expectations for the road section from the DuPage River westward to Rockwell Street; therefore, it was intentionally left blank on the draft plan. The Federal

Highway Administration ultimately approves the overall design of the project before it is bid. It was implied that funding for this project became available due to federal stimulus money.

On Thursday, February 25, 2010, the consultants and Dir. Mentzer will meet with IDOT representatives in its Schaumburg offices to provide initial feedback on the draft landscape plan, the above-referenced blank section of roadway, and ensuing maintenance for the project after installation. Since the City is concerned that IDOT likely will not have the manpower and funding to do extensive landscape maintenance after its installation, Dir. Mentzer seeks to derive a clear understanding of IDOT's investment in installation and maintenance, to determine the extent of the City's responsibility. A Rt. 56 Workgroup meeting has been scheduled for March 2, 2010, to refine preliminary priorities and recommendations on improvements and design elements the City should fund. Dir. Mentzer would then present such recommendation to City Council at the March 8, 2010, Community Development Committee meeting.

While IDOT uses in-house landscape architects who are based in its Schaumburg office, it contracts out its engineering, which in this case was done by Christian Roge & Associates of Chicago. The details of the center median refuge areas that the City proposed were not finalized due to a lack of written confirmation from IDOT that such areas will be allowable. While one was permitted on the east leg, the more significant west leg, which is a community crossing that leads to the Batavia Road trail, is still under consideration. The Federal Highway Administration agreed with the City's position that such area of refuge would be desirable. At the very least, it will be a concrete sidewalk with a jog in it, to require pedestrians to face oncoming traffic.

Com. Nelson inquired as to the status of the Community Building. Dir. Mentzer replied that Superintendent Mike Smith coordinated such project, which involved reinforcement of structural elements such as the stage, roof and trusses. All work was done in conjunction with an inter-governmental agreement between the City and the Park District, which ultimately acquired the building.

9. SR. PLANNER'S REPORT

Pl. Domovessova reported that there are no items for the next meeting's agenda, to date. However, Grace Church of DuPage requested a variance application form to pursue a second sign on its property. Ch. Davis suggested that Pl. Domovessova remind Grace Church representatives to submit meeting materials in a timely fashion for adequate review.

10. ADJOURNMENT

COM. COSGROVE MOVED, SECONDED BY COM. NELSON, TO ADJOURN THE MEETING AT 8:02 P.M. The motion carried unanimously.

Respectfully submitted,

Marie Lupo, Recording Secretary

Approved: _____, 2010