

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, January 10, 2019
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, Robert Pepple, Andrew White, Suzanne Battista, Shannon Burns, Elizabeth Chapman

PC Excused/Absent: Al Thompson, John Lockett

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Andrew White, Suzanne Battista

ZBA Excused/Absent: John Lockett, Al Thompson

Also Present: Community and Economic Development Director Ronald Mentzer, Sr. Planner Natalia Domovessova, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. PUBLIC HEARING

1. 28W125 Warrenville Road / ECA Architects and Planners

Located at the southwest corner of Warrenville/Winfield Roads

Project No. 2018-0794

Request for approval of a Major Amendment to the Planned Unit Development Special Use Permit for an existing BP gas station and quick serve/drive-thru restaurant facility that would allow the height of a required transitional yard fence along a portion of the south property line to be reduced from eight to six feet.

For the benefit of the audience, Ch. Davis provided a brief introduction to the request and explained the public hearing process that would ensue. The Applicant submitted proof of lawful notice in the form of certified mail return receipts to Recording Secretary Lupo. Ch. Davis assured the assembly that both the Commission and the general public would have an opportunity to ask questions and/or provide comments on the project after the Applicant's presentation.

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLE, TO OPEN THE PUBLIC HEARING. MOTION ADOPTED VIA VOICE VOTE.

Linda Ciosek of County Court Reporters, Inc. duly administered an oath to Applicant Sarah Dring of ECA Architects, who verified that an agreement has been reached between the property owner and the adjacent Cantera Village Condo Association (HOA) to allow a six-foot fence along the east portion of the expanse, and an eight-foot fence along the remainder to the west, because the HOA determined the west portion of fence height was most critical for screening. The signed letter agreement was included with the submittal.

Ch. Davis commented that the added benefit of this solution is that of having less shrubbery to trim. Ms. Dring concurred and said the HOA acknowledged such benefit.

Com. Pepple inquired as to the misunderstanding about the fence height. Ms. Dring replied it was attributed to her boss's clerical error on the plans during the permit review process.

Com. Cosgrove commented that the subject property has historically demonstrated a number of compliance issues, namely deficient landscaping and display of excessive temporary signage/flags without an official grand opening. This results in unnecessary Code Enforcement and Community Development staff time. He advised that disregard of the City's requirements should cease. Ch. Davis requested that Ms. Dring bring these issues to the appropriate member of the team, for resolution. Ms. Dring agreed to do so and acknowledged she was provided a copy of the landscape plan for the property by Ms. Lupo.

Com. Burns expressed appreciation that the City did not have to approach the HOA for resolution of the fence issue, but rather the Applicant did so of their own accord.

Audience member Kathlyn Kosten of the Cantera Village Condo Association expressed appreciation to the Commission for bringing attention to landscape issues, and clarified that shrubbery was not discussed with the HOA. She noted excessive flag display and inquired as to the drive thru hours of operation; Dir. Mentzer was uncertain, but verified that it was not open on a recent visit at 9:00 p.m.

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO CLOSE THE PUBLIC HEARING. MOTION ADOPTED VIA VOICE VOTE.

COM. PEPPEL MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A MAJOR PUD AMENDMENT TO THE PREVIOUSLY APPROVED PUD PLANS AND DOCUMENTS FOR THE PROPERTY AT 28W125 WARRENVILLE ROAD, WHICH WOULD ALLOW THE HEIGHT OF A REQUIRED TRANSITIONAL YARD FENCE ALONG A 160-FOOT LONG EASTERN PORTION OF THE SOUTH PROPERTY LINE TO BE REDUCED FROM EIGHT TO SIX FEET, SUBJECT TO THE APPLICANT COMPLYING WITH THE FOLLOWING CONDITIONS:

1. BUILDING PERMIT: A BUILDING PERMIT SHALL BE OBTAINED TO CONSTRUCT THE PROPOSED ADDITIONS.
2. DOCUMENTS AND PLANS: THE IMPROVEMENTS ON THE SUBJECT PROPERTY SHALL BE PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND DOCUMENTS LISTED ON PAGE 2 OF THIS STAFF REPORT.
3. FENCE REMOVAL: THE WESTERLY 184 FEET OF THE SIX-FOOT TALL FENCE SHALL BE REMOVED AND REPLACED WITH EIGHT-FOOT TALL PVC FENCING.
4. LANDSCAPE MAINTENANCE: THE BP PROPERTY OWNER SHALL MAINTAIN GRASS AND TRIM TREE BRANCHES IN THE AREA BETWEEN THE TWO FENCES AND ABOVE THEIR FENCE.
5. TRASH REMOVAL: THE BP PROPERTY OWNER SHALL POLICE AND REMOVE TRASH AND DEBRIS FROM THE AREA BETWEEN THE TWO FENCES.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Battista, Burns, White, Chapman
Nay: None
Absent/Excused: Thompson, Lockett

MOTION ADOPTED UNANIMOUSLY.

The Applicant was informed the City Council would consider tonight's recommendation at its January 21, 2019, meeting, and was advised to attend.

For specific details of this public hearing presentation and discussion, please refer to the court recorder's transcript, which is available for viewing in the City of Warrenville's Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555.

2. 2S540, 2S480 and 2S470 Route 59 / WT Group
Located at the northwest corner of Route 59/Batavia Road
Project No. 2018-0692
Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance, which if approved, would allow Speedway to redevelop the existing gas station, vacant lot, and single-family home on 2.63 +/- acres with a new 3,900 +/- square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements:
 - (a) Rezoning of Parcel 3 from R-2 Medium-low Density Single Family Residential District to B-2 Community Retail District;
 - (b) Special use permit approval of preliminary/final planned unit development (PUD) plans for a combined automobile, truck, and commercial vehicle gas station and convenience mart in the B-2 and B-4 Zoning Districts per Table 3A of Warrenville Zoning Ordinance #1018;
 - (c) PUD exceptions/variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would allow:
 - (i) Truck and commercial fueling operations per Section 8.C.3;
 - (ii) The width of commercial driveways to exceed the 36-foot maximum width established in Table 5G;
 - (iii) A reduction in the five-foot front/corner side pavement setback required along Route 59 per Table 5B;
 - (iv) An increase in the maximum average site illumination and the average to minimum illumination uniformity ratio specified in Table 9C;
 - (v) A reduction in the minimum level of illumination required on-site under Table 9C;
 - (vi) Any other PUD exceptions/variations necessary to allow for the implementation of the proposed preliminary/final PUD development plans;

- (d) Variation from Section 8-14-6.B.1.a.2 of Warrenville Sign Ordinance to increase maximum height of ground sign;
- (e) Variation from Section 8-14-6.B.1.g. of the Warrenville Sign Ordinance to increase the maximum height and area of canopy signs, and to allow canopy signs on a canopy face not adjacent to dedicated street; and
- (f) Variation from Section 8-14-6.B.1.i of Warrenville Sign Ordinance to increase maximum area of gasoline price signs.

COM. PEPPLE MOVED, SECONDED BY COM. COSGROVE, TO OPEN THE PUBLIC HEARING. THE MOTION WAS ADOPTED VIA VOICE VOTE.

Ch. Davis announced that due to continued revisions to the drawings based on public hearing input, the Applicant requested a continuation to January 24, 2019. However, due to time constraints, staff suggested a continuation until February 8, 2019.

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO CONTINUE THE PUBLIC HEARING UNTIL FEBRUARY 8, 2019. (THE MOTION WAS LATER AMENDED TO REFLECT FEBRUARY 7, 2019.) THE MOTION WAS ADOPTED VIA VOICE VOTE.

D. COURTESY REVIEW

1. 1S721 Route 59 / Deborah Walski & Richard Mittman
Located on the east side of Route 59, north of Mack Road
Potential request for approval of a variance that would allow a 2,235-square foot single-story building addition to encroach into the required 60-foot rear yard setback by approximately 20 feet to accommodate a three-car garage.

Petitioners Deborah Walski and Richard Mittman addressed the Commission with their request to build an attached garage onto their 63-year old residence. The neighbors with whom they have spoken approve of their request. They assured the Commission that their engineer would design the garage so that it would not alter grading on site.

Ch. Davis commented the proposal coincides with the architecture of the house. Com. Pepple expressed approval of the request. Com. Cosgrove suggested the two 10-foot wide doors be placed in the area along the long leg of the garage. He felt the garage's location would not impact neighbors. Ch. Davis summarized the Commission appeared to be supportive of the request, as proposed.

2. 28555 Diehl Road / Little Friends, Inc.
Located west of Davis Parkway, south of I-88
Potential request for approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, to a site designated for a Light Industrial Park land use.

Little Friends, Inc. President & CEO Mikel Briggs addressed the Commission to announce an agreement to purchase and renovate the former Edward Sleep Center, dependent upon

acceptance of the requested zoning approvals, and relocate from their current operations in Naperville. Lead Architect Leann Myers Smith and Engineer Byron Williams of Wight & Company were also in attendance.

To better acquaint the Commission with the Little Friends School, a 501(c)(3) non-profit organization founded 1965, Mr. Briggs directed attention to a PowerPoint presentation that summarized its mission, as follows:

Service Capabilities:

- Students range from 18 months through the end of life
- Nearly 800 clients annually
- Nearly 1,000 service providers annually are trained
- Nearly 170 future Warrenville employees and 125 students (Little Friends employs a total of 430 full and part-time employees across four programs situated in multiple areas)

Program Focus:

- Integrate lives into communities in which they live, such as nearby shopping area
- Development of life skills
- Enable individuals to communicate and express themselves
- Enhance quality of life

Four (4) Programs within Little Friends, Inc.:

- Little Friends Center for Autism (ages 18 months to adolescents)
 - Provides comprehensive diagnostic evaluation for children who may be challenged by Autism Spectrum Disorder.
 - Started in 2004; annually serves 350-400 children and adolescents.
 - Former Sleep Center would provide 10 rooms identical to current facility in Naperville.
- 3 School Programs (ages 5 to 22) serving eight counties and 52 school districts across Chicagoland—some as far away as Rockford and Indiana. Depending upon the student needs, classroom sizes vary from five to eight students. Approximately 50% of our students require one-to-one aides for personal support. Operating hours 8:30 a.m. to 2:00 p.m.
 - Krejci Academy (93 students; 90% challenged by autism); located on west side of building, which addresses traffic flow and interaction of transition programs for students
 - Bridge High School (20 students; transition program for adolescents) located on west side of building, which addresses traffic flow and interaction of transition programs for students
 - Mansion High School (12 students; socially and emotionally challenged adolescents) located on east side of building
- Community Day Services (150-175 adults ages 16 to 80+); would remain in Downers Grove location, services of which include:
 - Subcontract services of light assembly and packaging
 - Supported employment
 - Include art studio
 - ColorBurst screen printing operation employment of students
- Residential Services (five children and 97 adults; housing support and life services) own or operate 38 homes, primarily in DuPage and Will Counties. Administrative Office

support for residential services (18 employees) would be moving to Warrentonville. Most employees in this program work remotely providing services.

Mr. Briggs spoke of the ideal layout of the former Edward Sleep Center building, which is that of one floor, with a center court that would become an enclosed state-of-the-art playground that is safely fenced in and out of view from traffic. That said, security would require an upgrade.

Mr. Briggs acknowledged staff's potential areas for concern as that of traffic and circulation. Although bus staging to drop off/pick up students has been an issue in Naperville, all vehicles in the proposed new location would be staged on the property. Vehicles would pull up to a designated spot, dispense children, and exit to ensure a safe and speedy unloading and loading process. A preliminary scenario, based on 62 maximum-length buses, indicates sufficient space for 12 additional maximum-size busses. However, due to low load (two to three-students) and originating school districts' goal of fuel economy, 50% of vehicles consist of small-size busses, and 50% consist of SUVs and sedans. Additionally, Little Friends would utilize 130 less parking spaces than that which were in use at Edwards Sleep Center. Parental drop-off of students is rare, but when it occurs, it is likely that of a Mansion High School enrollee who is running late.

Com. Pepple expressed concern that 62 busses leaving at the same time would tie up Bulger Court, and may affect Ed Hoy traffic. He suggested an accommodation from Ed Hoy may be necessary. Otherwise, Com. Pepple expressed no objection to the request to relocate into a vacant building intended for light industrial use. Mr. Briggs replied the school's departure times would differ from that of Ed Hoy employees. He also pointed out that Crème de la Crème is located across the street from the subject location.

Ch. Davis requested submission of a traffic study that includes frequency of bus turns and turning lanes, particularly heading westbound off of Diehl Road. Mr. Briggs replied he is not opposed to a traffic study, including a simulation. He stated he would encourage vehicles to approach from Winfield Road.

Ch. Davis inquired about tuition. Mr. Briggs responded that the various school districts enter into agreements with Little Friends for a monitored daily rate. The school district from which the child resides is responsible for two times what it normally allows for a child; the remainder is derived from the State legislature's budget.

Com. Burns expressed favor with the request, especially due to the school's consistently stellar services, and existing challenging traffic conditions in Naperville. Speaking from experience as a former Naperville neighbor, she commented that Little Friends was always respectful of the Naperville neighborhood's street traffic and parking, even at peak traffic times. Nevertheless, she concurred with the need for a traffic study.

Com. Pepple inquired whether the existing backup generator would remain in place; Mr. Briggs replied Edwards Sleep Center requested flexibility to retain it, if it is deemed desirable.

Per Com. Battista's inquiry as to whether a Fire Protection District (FPD) review would be required for the project, Dir. Mentzer replied permits to retrofit a building use from office to assembly would indeed require FPD input.

Ch. Davis advised Mr. Briggs to notify the adjoining property owners of the proposal prior to the public hearing. Due to existing Cantera Covenants and Restrictions, Ch. Davis also suggested that Mr. Briggs commence discussions with the Cantera Owners Association to seek its approval for the proposal. He expressed no issue with the proposal, and summarized the Commission also appeared to be supportive of the request, as proposed.

E. OTHER BUSINESS

1. Plan Commission/Zoning Board of Appeals
 - a. Annual election of Plan Commission Vice-Chairman

COM. DAVIS MOVED, SECONDED BY COM. PEPPLE, TO DULY NOMINATE TIM COSGROVE TO SERVE AS VICE-CHAIRMAN OF THE PLAN COMMISSION.

Com. Cosgrove accepted the nomination. MOTION ADOPTED UNANIMOUSLY.

- b. Annual election of Zoning Board of Appeals Vice-Chairman

CH. DAVIS MOVED, SECONDED BY COM. WHITE, TO DULY NOMINATE BOB PEPPLE TO SERVE AS VICE-CHAIRMAN OF THE ZONING BOARD OF APPEALS.

Com. Pepple accepted the nomination. MOTION ADOPTED UNANIMOUSLY.

F. APPROVAL OF MINUTES

1. Regular Meeting of December 6, 2018

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO APPROVE THE DECEMBER 6, 2018, MINUTES. MOTION ADOPTED VIA VOICE VOTE.

2. Regular Meeting of December 20, 2018

COM. COSGROVE MOVED, SECONDED BY COM. BATTISTA, TO APPROVE THE DECEMBER 20, 2018, MINUTES WITH THE FOLLOWING CHANGE:

- Page 1 – Delete Tim Cosgrove as being in attendance.

MOTION ADOPTED VIA VOICE VOTE.

G. CITIZENS' COMMENTS

None.

H. CHAIRMAN'S REPORT

Ch. Davis requested that all Commissioners search "Plan Commission Central" on Facebook for excellent information on being a Plan Commissioner.

Com. Cosgrove reported that Chicago Metropolitan Agency for Planning is moving into 47,000 square feet of the former Chicago Post Office.

Com. Pepple requested a meeting with Ron and Natalia next week to discuss the Speedway proposal and how it does not address the site's remediation issues with respect to the cleanup from the former dry cleaners on site.

Com. Pepple inquired as to positioning lawn libraries on public right of way. Dir. Mentzer stated a resident has the option of petitioning the City Council in the form of a letter to request an amendment to the City Code, because encroachments in the right of way are not permitted.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported that on Monday, January 14, 2019, the City Council will consider the possibility of designating Two Brothers Brewing as the preferred developer of the 7+ acres of City-owned property at the northeast corner of Route 56/Route 59. From staff's perspective, one of the benefits of this potential contract is that it could be structured as an option agreement that could be conditioned upon Two Brothers' moving forward with the larger project across the street on the property they already own. Two Brothers would benefit by ensuring that whatever development occurs on the northeast corner does not detract from its \$80 million investment on the northwest corner. Additionally, because the properties around its new campus would eventually increase in value, they could recoup the cost of acquiring the City-owned property to make the transaction more palatable to equity and debt partners. The plan reflects inclusion of the Woodland Fence property, but only potential acquisition of the Montessori School property. It does not reflect removal of the Barkley Avenue stop sign.

J. SENIOR PLANNER'S REPORT

At this time there are no matters pending for the next meeting.

K. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. WHITE, TO ADJOURN THE MEETING AT 8:17 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 2/7/19

Marie Lupo

Marie Lupo, Recording Secretary