

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, January 23, 2020
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 7:01 p.m.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, Robert Pepple, John Lockett, Elizabeth Chapman, Byron Miller, Jessica Tullier, Amit Thaker

PC Excused/Absent: Shannon Burns

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Jonathan Lockett, Elizabeth Chapman, Byron Miller

ZBA Excused/Absent: Shannon Burns

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

C. PUBLIC HEARING

1. 27W457 Old Warrenville Road / Watermark Engineering
Project No. 2019-0977

Located in a triangle formed by intersecting Mill Street, Ferry Road and Old Warrenville Road

Request for the following approvals, which would allow an approximately 2,035-square foot building addition along with six additional parking spaces to be constructed on the south side of the existing Compass School parking lot, along with related landscaping and stormwater management/best management practices improvements:

- a. Major Amendment to an existing Planned Unit Development (PUD) Special Use Permit, (ii) Variation from Table 5B of Warrenville Zoning Ordinance No. 1018 to allow proposed-off street parking to encroach approximately 20-feet into the required 40-foot front yard setback, and
- b. Any PUD exceptions/variations necessary for the implementation of the proposed revised PUD plans.

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

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to Applicant Ken Price, Landscape Architect with Watermark Engineering Resources, who addressed the Commission. He directed attention to a PowerPoint presentation on proposed site plan amendments, the future addition to the west side of the building, and six new parking stalls.

Because the addition will encroach upon the existing stormwater basin, the area of encroachment will be filled, compensated elsewhere on site, and will account for the additional parking lot square footage. The basin will be expanded and increased in depth to create a BMP for infiltration purposes. Com. Miller inquired whether it would be fenced for safety; Mr. Price replied it is not designed to be a wet bottom, but instead will be lawn. During major storm events, water will collect and draw down through a standard storm sewer grate with 3.5-inch openings designed for pedestrian safety. This area is not part of the students' play area.

After having been duly sworn in, Brynn Carrell, Executive Director of Compass School, stated the 2,041-square foot addition is necessary as a result of their thriving business, as it will meet the needs of their clientele with growing families on a long-term basis. The addition will provide space for a preschool lab to accommodate 20 additional three-year and four-year old students, and after-school facility (think tank) to accommodate all school-aged students.

Com. Cosgrove expressed concern that if the building reverts back to an office use in the future, the parking would be insufficient. Dir. Mentzer replied that the 11,000-square foot building would have 45 parking spaces, which would meet the requirements of the Zoning Ordinance.

The Fire District noted no issues with the proposal.

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

Although he would be happy to provide the trees, Mr. Price expressed concern over staff's requirement for locating two trees in the islands near the entrance, as it is the location for two proposed light poles (Staff Report Condition 5). He also took issue with the shrub requirement (Staff Report Condition 6).

COM. PEPPE MOVED, SECONDED BY COM. MILLER, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF (I) A MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT TO THE COMPASS SCHOOL DEVELOPMENT, AND (II) A PUD VARIATION FROM TABLE 5B OF WARRENVILLE ZONING ORDINANCE NO. 1018 TO ALLOW PROPOSED OFF-STREET PARKING TO ENCROACH APPROXIMATELY 20 FEET INTO THE 40-FOOT FRONT YARD PARKING SETBACK REQUIRED ALONG OLD WARRENVILLE ROAD, SUBJECT TO THE APPLICANT COMPLYING WITH THE CONDITIONS OUTLINED IN SECTION III OF THE STAFF REPORT DATED JANUARY 23, 2020, SUBJECT TO ADDRESSING CONDITIONS 5 AND 6 OF THE STAFF REPORT DATED JANUARY 23, 2020.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Tullier, Miller, Thaker
Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

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.

D. CITIZENS' COMMENTS

None.

E. COURTESY REVIEW

1. 4S120 N. Route 59 / Next Generation Development, LLC
Located at the northwest corner of Route 59 and Ferry Road
Potential request for approval of a special use permit for Adult Use Cannabis Dispensary in the B-4 Motorist Service zoning district that would allow operation of a recreational cannabis dispensary in an existing 4,770-square foot single-story building formerly occupied by a bank.

Co-applicant Jim Hughes, Jr. of Next Generation Development, LLC addressed the Commission regarding a proposal to operate a recreational cannabis dispensary at the subject property. He introduced co-applicant Bob Fitzsimmons, CEO with NuMed Chicago LLC, and Laura Jaramillo Bernal. Mr. Hughes confirmed a meeting took place last week with the Warrenville Police Chief, who purportedly was comfortable with the proposal.

Mr. Fitzsimmons stated NuMed currently operates three medical dispensaries in Illinois (Chicago, Urbana, and East Peoria), and has submitted 25 applications for new locations.

As a former bank, Warrenville's site is ideal because it offers eight established points of sale, which would be expanded to 12-15 fairly easily for optimum customer flow. The former bank building offers high security and a vault. Mr. Fitzsimmons stated that for the time being, because Illinois does not allow drive thru dispensaries, the drive thru would be repurposed for delivery, additional parking, or both.

All new State licenses will allow combined medical and recreational sales. Medical customers would be serviced before recreational users. To date, there have been over 100,000 medical cards issued in Illinois.

In Illinois, because customers are not allowed to touch, feel or smell products in stores, cannabis is sealed in display cases. Prices are not regulated.

To alleviate congestion, NuMed adopted a program wherein customers are registered offsite because of the one to two-hour wait period to get signed in. Customers are then texted to remind them to return within a window of time to the dispensary to be served. NuMed utilizes Leafly and DataOwl online services to familiarize its customers with their products and pre-order in

advance, which then typically results in a three-minute transaction at the dispensary. Education rooms are used primarily for medical cannabis sales.

Consultant Bernal shared information on multiple channels of communication, including via its website, online services, Facebook, and Instagram profiles. They also offer an optional newsletter and text alerts.

NuMed offered to purchase the Route 59 location; however, the landlord declined. Typically, a 20-year lease is involved, that is broken down to ten years, with two four- or five-year options.

To achieve a smooth approval process, Com. Miller urged the applicant to have conversations with staff about parking and the flow of traffic on site. Mr. Fitzsimmons replied that because the site itself is constrained, off-site parking is being considered. Com. Cosgrove cautioned that the owner of neighboring 4M Plaza was not amenable to a shared entrance when a former applicant considered redeveloping the site with a gas station/Dunkin Donuts. Mr. Fitzsimmons replied he would be willing to pay them for use of the parking lot, which in turn would benefit the strip mall businesses because of heightened visibility. No parking variances would be requested due to the six spaces per 1,000-square foot building area.

As to timeline, it is unclear whether Warrenville would be selected to be a secondary site or one of 35 new sites to be determined on May 1, 2020. If the Warrenville site is selected to receive a license on May 1st, the opening would likely take place at the onset of the fourth quarter, after a 60- to 90-day construction period. There will be 75 new licenses issued throughout Illinois on May 5th, 47 of which will be in the Chicago area.

The Commission generally expressed reasonable support for the proposed location of the new business. Ch. Davis strongly suggested working with the Police Department to formulate a plan for security and potential traffic issues before returning for a formal application. He added that the landscaping and existing stormwater management improvements would also require considerable attention.

F. OTHER BUSINESS

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

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

Com. Cosgrove accepted the nomination. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

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

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

Com. Peppler accepted the nomination. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

- c. Annual Reports
 - (i) Warrenville Plan Commission

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLER, TO APPROVE THE 2019 ANNUAL REPORT, WHICH SETS FORTH TRANSACTIONS AND RECOMMENDATIONS OF THE PLAN COMMISSION PRIOR TO SUBMISSION TO THE MAYOR AND CITY COUNCIL. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

- (ii) Warrenville Zoning Board of Appeals

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLER, TO APPROVE THE 2019 ANNUAL REPORT, WHICH SETS FORTH TRANSACTIONS AND RECOMMENDATIONS OF THE ZONING BOARD OF APPEALS PRIOR TO SUBMISSION TO THE MAYOR AND CITY COUNCIL. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

- d. FY 2020 Work Plan

COM. PEPPLER MOVED, SECONDED BY COM. COSGROVE, TO APPROVE THE DRAFT 2020 PC/ZBA WORK PLAN. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

F. APPROVAL OF MINUTES

- 1. Regular Meeting of December 19, 2019

COM. COSGROVE MOVED, SECONDED BY COM. MILLER, TO APPROVE THE DECEMBER 19, 2019, MINUTES. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

G. CHAIRMAN'S REPORT

Ch. Davis encouraged Commissioners to participate in training seminars for continuing education when they are directed to their attention.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported staff is actively working through the annual budget process, capturing all of the year's achievements, and making projections for future revenues. This fiscal year, the City has issued over \$130 million in building permit construction value. This compares with the \$70 million in building permit construction value during Cantera's peak development year.

I. SENIOR PLANNER'S REPORT

Pl. Domovessova reported Speedway has requested an extension of its zoning approvals, which are about to expire. The extension of its special use approval will be before the City Council at its next meeting. Uncertainty remains as to the design of the stormwater management system, as

the County's requirements have changed. Speedway was required to provide validation of its plan by January 31, 2020, but because it is unable to do so, a redesign may be necessary.

Alden submitted its revised final plans this week. Upon completion of staff review, the request will be presented for Plan Commission review and recommendation to the City Council in February.

A meeting is scheduled with a potential developer of a long-vacant property at Youghal Road and Talbot Avenue that abuts the Park District. This proposal is for an ambulance operation, storage, and office use.

The next phase of the Riverview West development (60 townhomes) will be moving forward in the near future. The developer has not yet been disclosed.

Com. Miller commented on the substantial increase in population resulting from the City's four new residential building projects. He cautioned that an additional 1,600-2,000 residents would necessitate thinking about other services that must be increased, and wondered how the Commission could be proactive in this regard. Ch. Davis replied such factors were considered at the time of approval, and it is likely the additional revenue would balance out the added expenses. Dir. Mentzer replied it is the job of elected officials, through the guidance of various policy documents such as the Strategic Plan, TIF redevelopment plans, Subarea Plans, Bikeway Implementation Plan, and Climate Action Plan, steered by staff and consultants, to identify the City's long-term goals and ascertain whether approval of new developments are justified budget decisions. The absorption rate for these developments is two to four years. The City has a long history of being fiscally conservative and is in good financial condition. During the last economic downturn, the City did not cut services or lay off personnel.

Although staff met with the CEO of Little Friends to discuss his organization's interest in acquiring the former BP training facility, 28301 Ferry Road on January 10th, Little Friends is revisiting its initial proposal to relocate and consolidate their existing operations into a single-story building located in Cantera, along the south side of Diehl Road, east of Winfield Road, for which it had received special approvals to do so.

Com. Cosgrove requested that the Zoning Ordinance "Uses" section be reorganized as it relates to cannabis language, because it is awkward. Pl. Domovessova replied the City Attorney would have to review such amendment. Staff is exploring options to incorporate the Zoning Ordinance into the City Code, which would make it more user friendly. However, this would require amendments to the City Code.

Staff recently met with a local perspective business owner who desires to open a boutique wine shop in one of the vacant storefronts at the southwest corner of Stafford Place and Butterfield Road. The proposed business would include wine sales/tastings, and prepackaged charcuterie. The prospective space presents challenges with ADA accessibility to the restroom.

J. MAYOR'S REPORT

Mayor Brummel invited all to attend his State of the City address at 6:00 p.m. on February 19, 2020.

K. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO ADJOURN THE MEETING AT 8:25 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: _____

Marie Lupo, Recording Secretary