

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, February 20, 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, Shannon Burns, Elizabeth Chapman, Byron Miller, Jessica Tullier, Amit Thaker

PC Excused/Absent: None

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

ZBA Excused/Absent: None

Also Present: Mayor David Brummel, Community and Economic Development Director Ronald Mentzer, Sr. Planner Natalia Domolessova, Recording Secretary Marie Lupo

C. OLD BUSINESS

1. 28W620, 28W642, 28W646, 28W650 Batavia Road / The Alden Foundation
Located at the northeast corner of Batavia and Butterfield Roads
Project No. 2018-0028

Request for approval of Final Planned Unit Development (PUD) and Final Plat of Subdivision for Alden Warrenville Horizon Senior Living Community, which would allow development of approximately 3.85-acre property with a 77,000-square foot, three-story, 71-unit, mixed-income, affordable, senior independent living building; a 71-space surface parking lot; and associated parking lot lighting, landscaping, and storm water management improvements.

For the benefit of the audience, Ch. Davis provided a brief introduction to the request; Alden Foundation representatives Barry Mullen, Beth Demes, and Michael Bailey addressed the Commission. Ms. Demes reported Alden is on schedule to close on its financing, acquire the Batavia Road properties, and begin construction in April, for an expected August 2021 opening. Prior to commencement of an advertising campaign, there are already 32 seniors on the wait list for 70 apartments.

Aside from a few minor refinements, Architect Michael Bailey, President of Alden Design Group, reported no major changes to the building exterior elevations. The majority of plan revisions are in response to engineering, Fire District, and IDOT comment reviews. The landscape plan change related to the geometry of the emergency fire lane onto Butterfield Road. The monument sign was relocated due to the required vision triangle. Three ornamental lights will be relocated to the private side of the sidewalk, denoting Alden, rather than City, ownership. The handicapped stalls were relocated due to installation of the electric vehicle charging station, as well as Fire District access. All other modifications related to storm sewer and sanitary sewer systems.

Per Alden's landscape architect, based on its age and size, it would cost approximately \$40,000-\$50,000 to move the existing magnolia tree out of the construction area, resulting in a 50 percent chance of survival. The City's landscape consultant concurred with this assessment.

Director Barry Mullen reported a number of firms were contacted to obtain a solar analysis. Because Alden's financing is dependent upon timing, most of the firms' incentives are expiring or will be gone by the time Alden will be in a position to use them. Thus, Alden did not think they could include solar installation at this time. However, Alden will place conduit in the building for future use, and size the loads on the rooftops for future installments. Com. Miller encouraged Alden to pursue a type of solar firm that finances a project and charges the client for its electricity, but agrees to reimbursement over time. Mr. Mullen replied no firm proposed this arrangement to Alden. Ms. Demes surmised that such arrangement would require a loan, and financing is currently maximized on the project. She reiterated that Alden must leave the option open for potential future solar installation via grant funding.

Mr. Mullen reported no issues with the staff report's conditions and commented it was very thorough.

Com. Cosgrove suggested correction to the final plat of subdivision to delete its notation of Lot 1 ownership. Mr. Mullen replied it is the legal description of Lot 1. The four-step process will include acquisition and recording, subdivision into two parcels, rezoning, resubdivision, and then recording again. (The plat will be recorded two times.) Com. Cosgrove also questioned the surveyor's signature on a plat that indicates vacant properties—but in actuality, two houses exist on the lots. Com. Tullier differentiated between a plat of subdivision, which shows the land underlying, and a plat of survey, which shows improvements. Dir. Mentzer explained that in the unlikely event the project falls through after the initial plat is recorded, the buildings would be deemed non-conforming, and Code Enforcement can intervene to force the property owner to tear down the structures.

Com. Cosgrove requested the staff report's condition No. 13 should include Alden's revised School and Park District contribution amounts, given Alden's senior population. Dir. Mentzer replied said conditions will be included in the ordinance that documents the final PUD approval.

COM. LOCKETT MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF (I) THE FINAL PLAT OF SUBDIVISION PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, DATED JANUARY 9, 2020, SUBJECT TO THE APPLICANT REVISING THE PLAT TO ADDRESS ALL CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE FEBRUARY 20, 2020, STAFF REPORT PRIOR TO CITY EXECUTION AND RECORDING OF THE PLAT; AND (II) THE REQUESTED FINAL PUD PLANS AND DOCUMENTS FOR THE WARRENVILLE HORIZON SENIOR LIVING PROJECT AS LISTED ON EXHIBIT A AND AS OUTLINED IN THIS STAFF REPORT, SUBJECT TO THE CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE FEBRUARY 20, 2020, STAFF REPORT, INCLUDING ATTACHMENTS A THROUGH D.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Burns, Tullier, Miller, Thaker
Nay: None
Absent/Excused: None

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

None.

E. APPROVAL OF MINUTES

1. Regular Meeting of January 23, 2020

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLER, TO APPROVE THE JANUARY 23, 2020, MINUTES. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

G. CHAIRMAN'S REPORT

No report.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer announced he would be forwarding information on parking regulations to be considered as potential zoning ordinance text amendments for a future public hearing. He suggested participation in an upcoming one-hour webinar on this subject.

I. SENIOR PLANNER'S REPORT

Pl. Domovessova reported that although several projects are in queue, it is unlikely they will be ready for presentation at the next meeting. These include: Riverview West applicants compiling final PUD approval documents for the townhouse and commercial components of the project; a formal application for the cannabis dispensary facility; and a developer interested in the vacant lot on Talbot Avenue and Youghal Road for potential development with a warehouse and office space for an ambulance operation.

Com. Miller inquired as to whether Thorntons and Speedway will be returning before the Plan Commission. Pl. Domovessova replied neither project requires additional Plan Commission review. Thorntons has picked up its building permit and will begin construction upon the City's receipt of the executed Unconditional Agreement and Consent exhibit to the approval ordinance. It is unclear where the Speedway project stands after recent extension of its approvals.

The owner of the 4M Plaza has been searching for a new tenant to occupy the former Omega Restaurant space, and is willing to divide the building into at least two spaces. He is negotiating with the owner of a Mexican restaurant for a portion of the existing building, and would then remodel the building to house an additional tenant. No special approvals would be necessary.

J. MAYOR'S REPORT

Mayor Brummel thanked all who attended his State of the City address on February 19, 2020. In particular, he expressed appreciation to Commissioners for their contribution to the community by vetting projects that come before the City Council.

K. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. PEPPE, TO ADJOURN THE MEETING AT 7:32 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: _____

Marie Lupo, Recording Secretary