

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting  
Held on Thursday, February 21, 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, Suzanne Battista, Al Thompson, John Lockett

PC Excused/Absent: Shannon Burns, Elizabeth Chapman, Andrew White

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Suzanne Battista, John Lockett, Al Thompson

ZBA Excused/Absent: Andrew White

Also Present: Mayor David Brummel, Community and Economic Development Director Ronald Mentzer, Sr. Planner Natalia Domovessova, Sr. Civil Engineer Kristine Hocking, Recording Secretary Marie Lupo, Consulting Engineers Dan Schoenberg and Mike Maslowski

C. PUBLIC HEARING

1. 30W210-30W240 Calumet Avenue W / Swallow Construction Corporation

Located on the north side of Calumet Avenue W, east of Talbot Avenue  
Project No. 2019-0039

Request for the following approvals, which would allow Swallow Construction Corporation to construct an 8,400-square foot office and storage/maintenance facility on a 4.95-acre property, together with associated parking, outdoor storage, fueling station, lighting, landscaping, and stormwater management improvements:

- (a) Plat of Consolidation;
- (b) Special Use permits in the M-1 Light Manufacturing Zoning District per Table 3A of Zoning Ordinance #1018 for fuel storage and outdoor storage of vehicles, equipment and materials; and
- (c) Variation from Section 5.A.14 of Zoning Ordinance #1018 to allow for alternative surfacing materials for an outdoor storage area.

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. PEPPLER, TO OPEN THE PUBLIC HEARING. MOTION ADOPTED VIA VOICE VOTE.

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to Anthony Rendina of Swallow Construction Corporation, and Niki Kaemerer and Andrey Strelkov of RWG Engineering, LLC. Ms. Kaemerer summarized that after 25 years, Swallow has outgrown its current Downers Grove location, and would like to relocate its headquarters to Warrenville. She directed attention to the site plan, which consists of an office and storage yard for storing various materials and equipment.

Ms. Kaemerer spoke of the site's existing drainage patterns to the south and north, which will be maintained. Ms. Kaemerer suspects that detention basins situated at the south and north ends of the site will remain dry for a majority of the time. The detention basin's wet mesic bottom will provide volume control and filter pollutants. A majority of the site will drain with clean water to a wetland to the north. The southern portion drains to the basin at the southeast corner. The grading along the east and west property lines is transitional; however, a swale exists on each side to retain drainage inside the property line and not affect neighboring properties.

Ms. Kaemerer stated that because Swallow's heavy equipment would deteriorate the required hardscape surface for the storage yard, the requested variance is to allow an aggregate surface capped with compacted asphalt millings. Per Eng. Hocking, the parking lot structural requirement is 2.5, but it is based on the amount of aggregate. Ms. Kaemerer stated that millings will reduce potential dust associated with a gravel lot, hold up more favorably, and act as a solution to constant repair of asphalt cracks and potholes. Mr. Rendina described the asphalt millings as being no larger than ¾-inch in size, the depth of which is dependent upon the subsurface soil investigation. Although millings shift with large trucks, he claimed they are less expensive to maintain. He stated Swallow's Downers Grove location has never received a dust or noise complaint with relation to its asphalt millings. One semi-truck exits in the mornings and returns in the evenings. Dust is typically only generated from high speeds. Ch. Davis replied that Swallow may need to demonstrate the need for the large storage yard.

Com. Pepple inquired as to the materials stored on site; Mr. Rendina replied CA6 and CA7 gravel used for emergency situations and small projects, sand and recyclable materials, along with grindings for yard touch-ups are stored on site. Storage bins would measure four-foot by four-foot and concrete precast.

Com. Pepple inquired as to fencing of the Downers Grove yard. Mr. Rendina replied it consists of a 6-foot tall wood panel, a 6-foot stacked concrete barrier wall, a jersey barrier with a chain link, and a chain link. Com. Pepple inquired as to dust runoff. He suggested placing concrete barriers inside the fence line to stop trucks from hitting the fence, and upgrading from chain link to solid on the east and west sides. Mr. Rendina replied the jersey barriers will direct water to the retention area and he would investigate other options if the chain link with privacy slats is not acceptable.

Com. Cosgrove encouraged the applicant to perform a tree assessment to ascertain whether the site's large evergreens can be saved.

Com. Cosgrove inquired about implementation of solar energy. Mr. Rendina replied it is under consideration.

Ch. Davis acknowledged an email received from David Gasaway of The Gasaway Company, the subject property's adjacent property to the east. Mr. Gasaway addressed the Commission to voice the concerns he set forth in said email, namely this development's impact on the surrounding school, Park District baseball fields, the business park, and the adjoining neighborhood. For protection of health, safety and welfare, he felt new developments should comply with current zoning regulations without variances. He objected to the proposed asphalt grindings, sheet flow storm water management, and jersey barrier temporary fence. He felt the grindings will result in dust, which is very unhealthy. He proposed the solution that an area of the yard can be designated for a concrete surface, whereas the remainder of the parking lot could be paved with asphalt. Machines returning from a construction site often require washing. Mud must be swept off, and this is easier to do on a hard surface. Although his business is primarily snow removal, Mr. Gasaway also has 18,000 square feet of Class A office space he is attempting to lease since his purchase of the building over a year ago. Potential renters will have a view of the front 100 feet of Swallow's construction yard. Mr. Gasaway feels the property should incorporate a berm for screening purposes—especially since it is a new development. Fencing should consist of a solid material that hides what is behind it.

Com. Pepple responded that Swallow's proposed use is suitable for the industrial park location. Since Mr. Gasaway's office building is located in an industrial park, he suggested the solution of Mr. Gasaway installing a ten-foot fence to shield his office space from its industrial surroundings, as he chose to purchase an office building in a long-existing industrial park.

Ms. Kaemerer responded to stormwater management concerns. The site will sheet flow into the basin, which is preferable to storm sewer flowing into the basin, because it will flow more slowly and filtrate pollutants. Additionally, the millings provide a permeable surface that will contain much of the stormwater.

COM. PEPPLE MOVED, SECONDED BY COM. LOCKETT, TO CONTINUE THE PUBLIC HEARING UNTIL APRIL 4, 2019. MOTION ADOPTED VIA VOICE VOTE.

*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. NEW BUSINESS

##### 1. 28W341 Batavia Road / Lisle Ventures LLC

Located on the east side of Fourth Street, south of Batavia Road

Project No. 2018-0796

Request for approval of a Final Plat of Subdivision to enable development of approximately 0.76-acre property with Forest Grove River View Estates, a residential subdivision consisting of four single-family detached homes.

Petitioner Donald Smyczynski of Lisle Ventures LLC addressed the Commission and directed attention to the subject property's plat of survey, which reflected the existing five lots—four of which front Batavia Road, and one of which fronts Fourth Street. He compared it to the proposed plat, which subdivides the site into four lots—three of which front Fourth Street, and one of which fronts Batavia Road. He stated the reduction in number of lots will allow him to build a

better end product because of the extra space a larger lot provides. The proposed subdivision has three new lots fronting Fourth Street, instead of Batavia Road. All setbacks are in compliance with the Zoning Ordinance. Mr. Smyczynski acknowledged receipt of the staff report and was in agreement with its conditions.

Com. Cosgrove inquired whether the existing evergreens on Fourth Street and large deciduous trees along Batavia Road would be saved and used as street trees. Mr. Smyczynski replied he would attempt to save every tree that is possible, except for junk trees. Com. Cosgrove advised Mr. Smyczynski to reflect the existing trees that would be saved and used as street trees on the landscape plan.

Com. Cosgrove advised Mr. Smyczynski that the final plat of subdivision should be corrected to remove the underlying lot numbers and lot lines, to eliminate confusion. Mr. Smyczynski replied he would correct the plat accordingly.

Ch. Davis asked whether spec or custom homes would be built on the subject property. Mr. Smyczynski replied he would begin with construction of at least one spec home, preferably on Lot 2 due to its prominent location, and if the market allows, he would be open to building to suit, as well.

Com. Cosgrove inquired as to BMP credits. Eng. Hocking explained that BMP “credits” of existing impervious surfaces were applied to Lot 1. The amount of impervious surface for each lot would determine how the BMP volume would be determined.

Eng. Hocking stated that mass grading would involve tree removal and a swale along the back sides of Lots 2, 3, and 4, as well as a storm sewer. The private storm sewer will tie into the public storm sewer on Batavia Road.

For the record, Com. Cosgrove expressed his philosophical difference with the staff report’s calculation of Zoning Ordinance #1018 Table 4A, footnote (p).

COM. PEPPLER MOVED, SECONDED BY COM. BATTISTA, THAT THE PLAN COMMISSION RECOMMENDS:

- (i) CITY COUNCIL APPROVAL OF THE PROPOSED FINAL SUBDIVISION PLAT OF “FOREST GROVE RIVER VIEW ESTATES” PREPARED BY ENGINEERING RESOURCE ASSOCIATES, DATED JANUARY 7, 2019, SUBJECT TO THE CONDITIONS OUTLINED ON PAGES TWO AND THREE OF THE FEBRUARY 21, 2019, COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT, WITH THE ADDITIONAL REQUIREMENT TO REMOVE EXISTING UNDERLYING LOT NUMBERS AND LINES FROM THE FINAL PLAT; AND
- (ii) AUTHORIZATION OF THE PLAN COMMISSION CHAIRMAN TO EXECUTE THE FINAL PLAT OF SUBDIVISION ONCE THE ABOVE-NOTED CONDITIONS ARE ADDRESSED.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, THOMPSON, PEPPLER, BATTISTA, LOCKETT  
NAY: NONE

MOTION ADOPTED UNANIMOUSLY.

2. Everton, 3S525 Route 59, 29W741 Ivan Albright Street / M/I Homes of Chicago LLC  
Located on the east side of Route 59, south of Ivan Albright Street, north of Illinois Prairie Path  
Project No. 2018-0087  
Request for approval of final PUD for overall site, Final Plat of Subdivision, and Final PUD for Phase I construction, which includes construction of overall project infrastructure, townhouse component, associated stormwater management, and landscape improvements for the Everton mixed use project.

Greg Collins addressed the Commission, acknowledged receipt of the staff report and confirmed he is in agreement with its conditions. He requested approval of the final plat for the entire site, including for the two apartment pods which will be separately designated lot numbers, although the apartment project will be included in another application. Mr. Collins hopes to begin construction of the townhomes in March or April 2019. The preliminary and final PUD plans are almost identical, except for (i) the front entrance/connection to Route 59, and (ii) the overall parkway system. In the preliminary plan, the sidewalk was in the right-of-way; however, it has since been redesigned to retain the right-of-way width, but moved outside of the right-of-way into the public access easement area. The intersection design study was finalized. The right-of-way width was increased and is 83.5 feet to 100 feet at its widest point. Two southbound lanes will exit the site.

In response to Ch. Davis' question on whether the front windows will have mullions, Mr. Collins replied mullions were not included because they do not coincide with the building's contemporary design.

Com. Cosgrove questioned the cedar construction of the arbors, as it would result in a long-term, high-maintenance item that would burden the HOA. Mr. Collins replied he was amenable to using a PVC material, as long as it is not a custom product.

Implementation of solar panels was investigated, as evidenced by a summary letter submitted to the City. Currently there is a push for solar implementation in industrial uses, as residential roof sizes limit effective solar implementation. Two-thirds of the Everton townhomes (11 of 17) have a north/south roof orientation. Due to setback limitations, a maximum of five or six panels could be installed, whereas ideally, a threshold of 17 panels is necessary. Hip roofs are rendered unbuildable for solar installation. Thus, M/I Homes concluded it would be an individual homeowner's decision to implement solar power, and guidelines would be set forth in a Solar Policy administered by Everton's HOA. However, some of the policy's standards could be met during construction, e.g., installation of conduit from the attic to the panel.

Com. Cosgrove suggested modification of some of the hip roofs to a gable roof to enable solar implementation. This action would also break up the monotony of all buildings having hip roofs.

Mr. Collins replied the best case scenario for this change to gable roofs is 175 square feet, which would only achieve six panels, whereas industry standard is 5kw--far from such standard. Mr. Collins reminded Mr. Cosgrove that M/I was focused on building a contemporary design in suburban Chicago, and not that of a traditional design. He felt that gabled roofs would destroy the elevations and the concept.

Com. Pepple inquired as to charging stations. He then acknowledged that homeowners would be able to install their own chargers.

Com. Cosgrove requested confirmation that pedestrians and bicyclists are not restricted from the emergency access point by a gate. Mr. Collins replied a bollard—not a gate—will be installed in this area.

Pl. Domovessova summarized that tonight's approval request is to create all of the lots for the subdivision, including the lot for townhomes, future apartments and commercial, and outlots for detention and open space. Also, the Applicant is requesting approval of the final PUD for a portion of the project that would allow building of common improvements such as open space, stormwater management, wetland mitigation, bike path and sidewalks, roadways, and the townhouse component of the mixed-use Everton project. The apartment component has been submitted as a separate application for final PUD approval.

Com. Cosgrove inquired whether the underpass where the pedestrian pathway adjoins the Prairie Path at the southwest corner could be improved. Dir. Mentzer replied it could be improved by replacing it with an overpass, but not as part of this project. It would be dependent upon the success of the TIF District and partnership with other entities.

Mr. Collins clarified the commercial design guideline that prohibited access from the commercial property to Everton or Cambridge was an error and should be removed. Staff concurred. Dir. Mentzer further explained that any access issues regarding the side streets will be evaluated in detail during the next phase of this project.

COM. PEPPLER MOVED, SECONDED BY COM. THOMPSON, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL:

- (i) APPROVAL OF THE FINAL PLAT OF SUBDIVISION PREPARED BY CEMCON, LTD., DATED JANUARY 24, 2019, SUBJECT TO THE APPLICANT REVISING THE PLAT AND ADDRESSING ALL CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE STAFF REPORT DATED FEBRUARY 14, 2019; AND
- (ii) SPECIAL USE PERMIT APPROVAL OF THE REQUESTED FINAL PUD PLANS FOR PHASE I OF THE EVERTON 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 STAFF REPORT DATED FEBRUARY 14, 2019.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, THOMPSON, PEPPLER, BATTISTA, LOCKETT

NAY: NONE

MOTION ADOPTED UNANIMOUSLY.

On behalf of staff, Dir. Mentzer complimented the developer's design team. He commented that Warrenville is fortunate to have the opportunity to work with a developer that cares about its product and the community in which it is building. He expressed appreciation for the good work that has been accomplished in a collaborative effort. Ch. Davis concurred.

E. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals  
Right-of-way of Elgin, Joliet and Eastern Railway (Canadian National),  
approximately 675 feet north of Diehl Road right-of-way / Outfront Media  
Zoning Petition Z18-080  
Request for (i) variation to increase the overall height of a sign from 20 feet to  
approximately 40 feet, (ii) variation to increase the square footage of a sign from  
100 square feet to 672 square feet per face (1,344 square feet total), and (iii)  
conditional use to convert an existing sign to digital technology (electronic  
message center sign).

Com. Cosgrove commented on the awkward request wording for the conditional use, as the existing sign is 40 feet high and 672 square feet per face. Pl. Domovessova agreed, but clarified that the request is simply for digitalization purposes. No objections were voiced to the request; however, Com. Cosgrove made the suggestion for solar power implementation.

CH. DAVIS MOVED, SECONDED BY COM. COSGROVE, THAT THE WARRENVILLE PLAN COMMISSION REGISTERS NO OBJECTIONS OR CONCERNS WITH THE SUBJECT PETITION, BUT ENCOURAGES THE PETITIONER TO INVESTIGATE INCORPORATION OF SOLAR POWER. THE MOTION WAS ADOPTED VIA VOICE VOTE.

F. APPROVAL OF MINUTES

1. Regular Meeting of February 7, 2019

COM. THOMPSON MOVED, SECONDED BY COM. COSGROVE, TO APPROVE THE FEBRUARY 7, 2019, MINUTES. MOTION ADOPTED VIA VOICE VOTE.

G. CITIZENS' COMMENTS

None.

H. CHAIRMAN'S REPORT

None.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer announced Mayor Brummel's State of the City address will take place on Wednesday, February 27, 2019, from 6:00 p.m. to 8:00 p.m. at City Hall.

J. SENIOR PLANNER'S REPORT

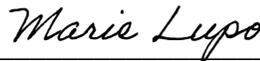
The next meeting will include a formal public hearing regarding a setback variance request for a home near the Route 59/Mack Road intersection. Review of Lexington Trace subdivision's Final Plat and PUD is also targeted for this meeting.

The formal application for the Everton Apartments was submitted, but it will not be presented to the Commission at the next meeting due to time constraints for review.

K. ADJOURN

CH. DAVIS MOVED, SECONDED BY COM. COSGROVE, TO ADJOURN THE MEETING AT 8:20 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 3/7/19

  
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Marie Lupo, Recording Secretary