

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting Held
on Thursday, March 7, 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, Robert Pepple, John Lockett, Shannon Burns, Elizabeth Chapman, Andrew White

PC Excused/Absent: Al Thompson, Tim Cosgrove

ZBA Present: John Davis, Robert Pepple, John Lockett, Andrew White

ZBA Excused/Absent: Al Thompson, Tim Cosgrove

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

C. PUBLIC HEARING

1. 1S721 Route 59, West Chicago, IL 60185 / Deborah Walski/Richard Mittman

Located on the east side of Route 59, north of Mack Road

Project No. 2019-0052

Request for approval of a variation from Zoning Ordinance #1018, Table 4A, to allow encroachment into a 60-foot minimum rear yard building setback by 19 feet for construction of an approximately 2,235-square foot addition on the north side of the existing house.

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

Pamela Taylor of County Court Reporters, Inc. duly administered an oath to 1S721 Route 59 residents Deborah Walski and Richard Mittman, who expressed their desire to build a 20-foot addition onto the north side of their existing house. Their existing garage would be removed in the building process. Since the house was built in 1955, prior to the City's incorporation and adoption of a Zoning Ordinance that established rear-yard setbacks, it is grandfathered in as a legal non-conforming use.

Vice-Chairman Pepple acknowledged receipt of a letter from the Forest Preserve District of DuPage County, which expressed no issues with the proposal. Ms. Walski explained the Forest

Preserve received notice of the public hearing, as it owns properties within the 250-foot radius of her property.

There were no comments from the audience; the Zoning Board of Appeals expressed no concerns with the request.

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

COM. WHITE MOVED, SECONDED BY COM. LOCKETT, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF THE VARIATION FROM ZONING ORDINANCE NO. 1018, WHICH WOULD ALLOW A BUILDING ADDITION TO ENCROACH INTO THE REQUIRED 60-FOOT REAR YARD BUILDING SETBACK BY APPROXIMATELY 19 FEET ON THE SUBJECT PROPERTY, AS ILLUSTRATED ON THE MARCH 7, 2019, STAFF REPORT'S EXHIBIT B REVIEW SET, PREPARED BY INTEGRITY ARCHITECTURE, AND DATED OCTOBER 24, 2018.

ROLL CALL VOTE:

AYE: DAVIS, PEPPLE, WHITE, LOCKETT

NAY: NONE

ABSENT/EXCUSED: THOMPSON, COSGROVE

MOTION ADOPTED UNANIMOUSLY.

The Applicant was informed the City Council would consider tonight's recommendation at its next meeting, and was encouraged 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.

D. CITIZENS' COMMENTS

None.

E. NEW BUSINESS

1. Lexington Homes, LLC

Located west of Route 59, south of Butterfield Road, north of Estes Street
Project No. 2017-0423

Request for approval of a Final PUD and Final Plat of Subdivision for Lexington Trace subdivision, which includes development of an approximately 20.86-acre property with a residential subdivision consisting of approximately 21 residential buildings with 106 single-family attached units (townhouses), associated stormwater management facilities, private open space, and new public streets.

Lexington Homes' Vice President Nate Wynsma and Vice President of Land Development John Agenlian addressed the Commission and directed attention to a slide presentation that exhibited

Lexington Trace's site plan and data that would encompass construction of 106 units, including parking, setbacks, building height, elevations, and color schemes, along with drainage and utility exhibits. Mr. Wynsma stated the proposed final plans are basically the same as the preliminary plans the City approved for the project. The engineering review has been completed. Lexington would like to begin construction in April 2019.

Ch. Davis inquired as to fence details at the southeast corner of the subdivision; Dir. Mentzer confirmed the project would include a six-foot high, wood board-on-board fence.

Mr. Agenlian acknowledged receipt of the staff report and agreed to comply with its conditions.

Com. Pepple commended Lexington Homes on its rapid response to staff's recommended changes. Ch. Davis expressed his delight with the Barkley Avenue roadway connection from Duke Parkway to Route 56, and congratulated Lexington Homes and staff on their work in this endeavor.

COM. PEPPLER MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE FINAL PLAT OF SUBDIVISION PREPARED BY HAEGER ENGINEERING, DATED DECEMBER 4, 2018, SUBJECT TO THE APPLICANT REVISING THE PLAT AND ADDRESSING ALL CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE FEBRUARY 28, 2019, STAFF REPORT.

ROLL CALL VOTE:

AYE: DAVIS, PEPPLER, LOCKETT, CHAPMAN, WHITE, BURNS

NAY: NONE

ABSENT/EXCUSED: THOMPSON, COSGROVE

MOTION ADOPTED UNANIMOUSLY.

COM. PEPPLER MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR THE FINAL PUD PLANS OF THE LEXINGTON TRACE SUBDIVISION PROJECT, AS LISTED ON EXHIBIT A ATTACHED TO THE FEBRUARY 28, 2019, STAFF REPORT AND SUBJECT TO THE CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE SAME STAFF REPORT.

ROLL CALL VOTE:

AYE: DAVIS, PEPPLER, LOCKETT, CHAPMAN, WHITE, BURNS

NAY: NONE

ABSENT/EXCUSED: THOMPSON, COSGROVE

MOTION ADOPTED UNANIMOUSLY.

2. 28W663 Mount Street / Airhart Construction
Located south of Butterfield Road, east of Rockwell Street, west of Manning Avenue, north of Ray Street

Project No. 2019-0070

Request for approval of a minor amendment to approved PUD plans for Stafford Place Subdivision to allow the new house at 28W663 Mount Street to encroach into the established minimum 20-foot front yard building setback by 1.5 feet.

Petitioner Court Airhart addressed the Commission and apologized for consuming staff time on the subject property's oversight. Ch. Davis expressed no issues with the minor amendment request; the Commission concurred.

COM. LOCKETT MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION APPROVES THE REQUESTED MINOR AMENDMENT TO THE FINAL PUD PLANS AND DOCUMENTS APPROVED BY ORDINANCE 2017-59, WHICH WOULD ALLOW THE EXISTING HOUSE AT 28W663 MOUNT STREET TO ENCROACH INTO THE REQUIRED 20-FOOT FRONT YARD BUILDING SETBACK BY 1.4 FEET, AS ILLUSTRATED IN THE PLAT OF SURVEY PREPARED BY ENGINEERING RESOURCE ASSOCIATES, INC. DATED DECEMBER 4, 2018, SUBJECT TO THE CONCLUSION SECTION OF THE MARCH 7, 2019, STAFF REPORT.

ROLL CALL VOTE:

AYE: DAVIS, PEPPE, LOCKETT, CHAPMAN, WHITE, BURNS

NAY: NONE

ABSENT/EXCUSED: THOMPSON, COSGROVE

MOTION ADOPTED UNANIMOUSLY.

F. APPROVAL OF MINUTES

1. Regular Meeting of February 21, 2019

COM. PEPPE MOVED, SECONDED BY COM. WHITE, TO APPROVE THE FEBRUARY 21, 2019, MINUTES. MOTION ADOPTED VIA VOICE VOTE.

G. CHAIRMAN'S REPORT

Ch. Davis announced that due to increasing family commitments, Suzanne Battista has submitted her resignation from the Commission. Commissioners were encouraged to forward potential candidate suggestions to the Mayor.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

No report.

I. SENIOR PLANNER'S REPORT

There are no items for the next meeting's agenda at this time. The April 4, 2019, meeting may include the continued public hearings for The Alden Foundation and Swallow Construction. Everton Apartments' submittal is currently being reviewed. Little Friends is moving forward with its proposal, and plans to submit documents shortly.

J. MAYOR'S REPORT

No report.

K. ADJOURN

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

Approved: 4/4/19



Marie Lupo, Recording Secretary