

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Draft Minutes of Regular Meeting
Held on Thursday, April 4, 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, John Lockett, Elizabeth Chapman

PC Excused/Absent: Al Thompson, Shannon Burns, Andrew White

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, John Lockett

ZBA Excused/Absent: Al Thompson, Andrew White

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

C. PUBLIC HEARING

1. 28W620, 28W642, 28W646, 28W650 Batavia Road / The Alden Foundation

Located at the northeast corner of Batavia/Butterfield Roads

Project No. 2018-0028

Request for the following approvals, which would allow development of an approximately 3.85-acre property with a three-story, 71-unit, affordable senior independent living building, a 71-space surface parking lot, and associated parking lot lighting, landscaping, and stormwater management improvements:

- a. Plat of Subdivision.
- b. Rezoning of Parcel 1 from B-4 Motorist Service district and Parcels 2 through 4 from R-2 Medium-Low Density Single Family Residential district to R-6 Multi-Family Residential district.
- c. Preliminary Planned Unit Development (PUD) Special Use Permit in the R-6 Multi-Family zoning district per Table 3A of Warrenville Zoning Ordinance #1018.
- d. PUD Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:
 - (i) Reduce minimum 4,356-square foot lot area per dwelling unit required under Table 4A;
 - (ii) Increase 35-foot maximum building height established in Table 4A;
 - (iii) Reduce minimum number of off-street parking spaces required per Table 5D;
 - (iv) Reduce minimum front, corner side and rear parking space setbacks required per Table 5B;
 - (v) Reduce minimum rear yard setback for accessory structures established in Tables 10A and 10B;

- (vi) Increase maximum spacing between parking lot planting islands required in Section 11.G;
- (vii) Reduce minimum building foundation landscaping along building perimeter required in Section 11.H;
- (viii) Reduce minimum transitional yard landscaping required in Section 11.I; and
- (ix) Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary PUD plans.

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

Ch. Davis announced the applicant requested continuation of the public hearing due to plan revisions.

COM. COSGROVE MOVED, SECONDED BY COM. WHITE, TO CONTINUE THE PUBLIC HEARING UNTIL APRIL 18, 2019.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, PEPPLER, LOCKETT, CHAPMAN

NAY: NONE

ABSENT/EXCUSED: THOMPSON, WHITE, BURNS

MOTION ADOPTED UNANIMOUSLY.

2. 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.

COM. PEPPLER MOVED, SECONDED BY COM. LOCKETT, TO REOPEN THE PUBLIC HEARING.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, PEPPLER, LOCKETT, CHAPMAN

NAY: NONE

ABSENT/EXCUSED: THOMPSON, WHITE, BURNS

MOTION ADOPTED UNANIMOUSLY.

Ch. Davis announced the applicant requested continuation of the public hearing.

COM. PEPPLER MOVED, SECONDED BY COM. WHITE, TO CONTINUE THE PUBLIC HEARING UNTIL MAY 9, 2019. MOTION ADOPTED VIA VOICE VOTE.

D. CITIZENS' COMMENTS

None.

E. NEW BUSINESS

1. 4405 & 4455 Weaver Parkway / Northwestern Memorial Healthcare
Located north of Diehl Road, south of I-88, east of Winfield Road
Project No. 2019-0092
Request for approval of a minor amendment to approved PUD plans to allow construction of 13 additional parking spaces and associated landscaping alterations.

Applicant Thomas Jacobs, Project Manager with Northwestern Medicine, and V3 Companies Design Engineer John Brown, PE addressed the Commission with the request to alter the location of handicapped parking stalls to be closer to the front entrances of the Proton and Cancer Centers. This initiative was undertaken as a result of a patient satisfaction survey. Mr. Jacobs acknowledged receipt of the staff report and is in agreement with its conditions. Per the recommendations of the staff report, he had civil and landscape drawings resubmitted for review by staff. Chairman Davis expressed he was in favor of the proposal; Vice-Chairman Cosgrove noted it would increase the amount of available parking lot spaces. Com. Peppel commended the applicant on his swift response to Eng. Hocking's memo of recommendations.

CH. DAVIS MOVED, SECONDED BY COM. PEPPLER, THAT THE PLAN COMMISSION APPROVE A MINOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) SITE AND LANDSCAPE PLANS APPROVED BY ORDINANCES #2460 AND #2834, WHICH WOULD ALLOW PARKING LOT MODIFICATIONS RESULTING IN A NET GAIN OF 13 PARKING SPACES AND RELATED LANDSCAPE IMPROVEMENTS, SUBJECT TO THE APPLICANT COMPLYING WITH THE CONDITIONS AND REQUIREMENTS OUTLINED IN SECTION III OF THE APRIL 4, 2019, STAFF REPORT.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, PEPPLER, CHAPMAN, LOCKETT

NAY: NONE

ABSENT/EXCUSED: THOMPSON, BURNS, WHITE

MOTION ADOPTED UNANIMOUSLY.

2. Everton Apartments / Atlantic Realty Partners
Located on the east side of Route 59, south of Ivan Albright Street, north of Illinois Prairie Path

Project No. 2019-0105

Request for approval of final PUD plans and documents, which would allow development of approximately ten acres within the Everton mixed-use development with a 259-unit apartment community consisting of seven three-story apartment buildings, a clubhouse and community pool complex, detached garage buildings, and surface parking.

Atlantic Realty Partners' Residential Development Manager Matt Schossow addressed the Commission regarding the multi-family aspect of the Everton mixed-use community. The apartments total 259 units in seven buildings, on approximately 11 acres, in two building types, with each having 37 units. The clubhouse will be available to both townhome and apartment residents, and will provide amenities including an outdoor pool, kitchen, outdoor kitchen with grill, tot lot, entertainment space, fitness gym with yoga and spin room, game room, remote working lounge, and indoor mail and package center. Projected rents range from \$1,200 to \$2,500 per month, and demographics include persons working in the area, persons with ties to Warrenville and surrounding communities, persons who commute on I-88, and empty nesters downsizing from the local area, as well as those relocating to be closer to children and grandchildren.

The clubhouse roof will feature a 35 kilowatt photovoltaic array to offset an estimated 90% of its annual electrical energy usage. It will be angled up at the optimal position for achieving the most energy. The apartment buildings will have individually-installed infrastructure in place for the implementation of a 35 kilowatt photovoltaic array to offset an estimated 50% of its annual electrical energy usage. Multiple factors will determine the time of installation, including ensuring the long-term program currently in place is cost effective to execute.

The current phasing plan is to build the clubhouse and first building along either Route 59 or Everton Drive at the same time, in order to provide a leasing facility and amenities to residents of the first available units. Each subsequent building would be built approximately one month after the first residential building is completed.

Ch. Davis inquired about the lack of elevators for third-floor residents moving in with heavy furniture. Mr. Schossow replied it is a common situation that professional movers can typically handle, and no issues have been reported in the past with such layout.

Mr. Schossow acknowledged receipt of the staff report and is in agreement with its conditions. Mr. Davis corrected a typo in the project location on page 1, noting it is east of Route 59, and not west of Route 59.

Com. Cosgrove inquired as to the lighting temperature. Eng. Hocking replied the applicant proposed a 5,000K temperature light, which is similar to daylight. A 3,500K is similar to decorative street lights the City proposes on new developments. In comparison, the new bike path lights and roadway lights along Route 59 are 4,500K. Dir. Mentzer clarified the lights installed on public roadways in this project will be 3,300K. The lights installed as part of the IDOT project were harsher to meet IDOT's standards. Staff sought to coordinate parking lot lighting to be consistent in color with that of the subdivision's street lighting. Street lights are currently high pressure sodium with 2,200K; the retrofit will be closer to 4,000K.

Com. Cosgrove inquired whether gas grills were permitted on porches. Mr. Schossow replied he would comply with the Fire Protection District's restrictions, in addition to Everton's Covenant restrictions, which prohibits the use of charcoal. Dir. Mentzer responded that no local amendments restrict gas grills on decks; however, the International Fire Code would be applied—which includes a series of exemptions. In summary, the applicant must comply with the requirements of the Fire Protection District as long as they are consistent with the City-adopted requirements, which will be determined in the building permit review process.

Resident Emily Larson inquired as to her previous suggestion for kiosks in various locations, to supplement the clubhouse mailroom, which has only approximately six parking spaces nearby. She expressed concern regarding parking logistics of approximately 500 residents likely returning from work at 5:00 p.m. to access their mail and packages at one location. Mr. Schossow reassured her that he has not received any complaints about similar mail retrieval at other locations, and in his opinion, it has functioned rather well.

CH. DAVIS MOVED, SECONDED BY COM. LOCKETT, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE FINAL PUD PLANS AND DOCUMENTS FOR THE APARTMENT COMPONENT OF THE EVERTON PROJECT, AS LISTED ON EXHIBIT A AND SUBJECT TO THE CONDITIONS OUTLINED IN SECTION II OF THE ANALYSIS PORTION OF THE MARCH 28, 2019, STAFF REPORT.

ROLL CALL VOTE:

AYE: DAVIS, COSGROVE, PEPPLER, CHAPMAN, LOCKETT

NAY: NONE

ABSENT/EXCUSED: THOMPSON, BURNS, WHITE

MOTION ADOPTED UNANIMOUSLY.

F. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals
28W466 Roosevelt Road, Winfield, IL 60190 / Tomasz Gorzkowicz
Zoning Petition Z19-009
Request for a variation to allow a recreational vehicle to be parked in front of the front wall of a house.

Ch. Davis commented that the subject front yard appears to be very large in size, with little or no convenient access to the small back yard; therefore, he is not opposed to the request. Coms. Cosgrove and Pepple expressed no concerns with the request.

Ch. Davis directed staff to submit a letter indicating that the Warrenville Zoning Board of Appeals has no objections to the request.

G. OLD BUSINESS

1. 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

Plan Commission and Zoning Board of Appeals' review and authorization for Chairman and Secretary to execute PC/ZBA Resolution 2019-001, to memorialize prior approval of a Minor PUD Amendment 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.

Because he was not in attendance, Com. Cosgrove announced he would abstain from voting on the Resolution. Due to the lack of a concurring vote of five Plan Commission members, this matter will be carried over to the next meeting.

H. APPROVAL OF MINUTES

1. Regular Meeting of March 7, 2019

Because he was not in attendance, Com. Cosgrove announced he would abstain from voting. Due to the lack of a concurring vote of five Plan Commission members, this matter will be carried over to the next meeting.

I. CHAIRMAN'S REPORT

No report.

J. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported on a preconstruction meeting that took place this week with M/I Homes. M/I closed on the Everton property, the apartments' portion of which will be transferred to Atlantic Realty. Work will begin this week on the project, including silt fence installation, tree clearance, and demolition of existing structures.

The Lexington Trace project was approved by City Council on Monday evening. On Wednesday, Lexington closed on the properties that comprised the development site. Lexington now owns the property and has secured financing. A preconstruction meeting is scheduled for Monday.

The Vanguard Covington proposal is undergoing its third review by the City.

K. SENIOR PLANNER'S REPORT

Pl. Domovessova reported the next meeting's agenda will include the continued public hearing for The Alden Foundation. Alden will present staff's suggested material changes to its project to determine whether the Commission is in agreement, prior to revising its design concept.

The Commission will discuss Zoning Ordinance text amendments in May or June so that the Ordinance is brought up to date with State regulations. Discussion will include commercial and residential parking requirements.

L. MAYOR'S REPORT

No report.

M. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. LOCKETT, TO ADJOURN THE MEETING AT 7:34 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: _____

Marie Lupo, Recording Secretary