

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting
Held on Thursday, April 18, 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, John Lockett, Al Thompson, Shannon Burns, Elizabeth Chapman

PC Excused/Absent: Robert Pepple, Andrew White

ZBA Present: John Davis, Tim Cosgrove, Al Thompson, John Lockett

ZBA Excused/Absent: Robert Pepple, Andrew White

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

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.

Dir. Mentzer clarified for the Commission and audience that due to an interrupted public hearing sign display resulting from the sign contractor having inadvertently removed the required public hearing signs prematurely, the public hearing has been deemed concluded.

The applicant's decision to move forward with a new public hearing will be determined after it derives feedback from the Commission in tonight's Courtesy Review of a revised site plan and building elevations. Per staff recommendation, the revised plan shifts the building closer to the Butterfield Road and Batavia Road frontages, and modifies the architectural design of the building to be more consistent in character with that of a village center.

D. CITIZENS' COMMENTS

Kevin Carrara of Wheaton's Rathje Woodward law firm addressed the Commission on behalf of the single-family property owner directly to the north of the Warrenville Horizon Senior Living proposed site. He stated his client objected to The Alden Foundation's (Alden) previous development plan; however he is in favor of Alden's revised plan, as it has addressed his client's concerns.

E. COURTESY REVIEW

1. 28W620, 28W642, 28W646, 28W650 Batavia Road / The Alden Foundation
Located at the northeast corner of Batavia/Butterfield Roads
Potential request for approval of Preliminary and Final Plat of Subdivision, Planned Unit Development (PUD) and various PUD variations that would allow Warrenville Horizon Senior Living Community to assemble and redevelop a 3.85-acre property with an affordable, independent senior living community consisting of a three-story building with 71 one and two-bedroom apartment-style units, an outdoor gazebo area, and an associated parking lot. Presentation by The Alden Foundation of the alternative building concept and site plan design.

The Alden Foundation's Architect Michael Bailey addressed the Commission and directed attention to the revised site plan, which creates a street front on Batavia Road and eliminates the previously proposed fire lane. IDOT has commenced its review of the proposed grasscrete emergency fire lane, which provides a right-out onto Butterfield Road. The revised plan provides a net gain of one parking space, and increases the Butterfield Road landscape buffer from 10 feet to 25 feet. The revised plan increases the garbage corral setback from nine feet to nearly 27 feet from the property line, which allows for saving additional trees and gaining a landscape buffer zone between the adjoining property to the north.

The nearly seven-foot high retaining wall in the rear of the property will be terraced to allow for plantings that provide softening measures. The wall will be broken up into two 3.5-foot lengths, with a trellis/patio area and walking path to a gazebo that captures the best views of the river. Com. Cosgrove inquired whether the gazebo and patio would be on the lower level; Mr. Bailey replied they would be on the upper level for resident safety, including a dark-colored decorative aluminum guardrail that would be located along the parking area. The lower-tier wall would not have a fence because no public access will be provided. Com. Lockett expressed concern that children would be drawn to play by the walls; Mr. Bailey replied a gate would be installed in said location.

The architecture was modified to provide additional volume to the building. Stone and brick building materials will be incorporated in earth tones. The mansard roof was replaced with a flat metal roof. While the majority of smaller rooftop units will be hidden due to their centralized location on the building, screening enclosures will be incorporated around certain rooftop air units.

Building height was reduced to approximately 36 feet at the top of the highest parapets, which are between 30 inches to four feet away from the roof line. The canopy at the drop-off area will allow sufficient height for an ambulance to drive under it.

A downtown-theme effect would incorporate activities on the street, including a 10-foot wide sidewalk that will provide a boulevard effect. Patios with outdoor furniture will exist along the front of the building. A small landscape buffering system may be incorporated around the patios to create a more private atmosphere.

Com. Thompson pointed out that when the Fire Protection District responds to a call, it responds with not only an ambulance—but also a 30-foot engine truck. He expressed concern that the elimination of the fire lane will cause these vehicles to bottle up in the rear of the building, especially with the presence of delivery trucks and other vehicles on site. Mr. Bailey reiterated Alden's commitment to work with the Fire District to install a gate required by IDOT, in either a siding or collapsible bollard design. Other than instances of moving in, delivery trucks would not typically be on site. Dir. Mentzer stated he met with the Fire Chief, who found the revised site plan to be acceptable.

Com. Chapman provided her favorable opinion of the new proposal as an attractive storefront design that features many improvements, including the gazebo and walkway.

Com. Cosgrove expressed favor with the project. He inquired whether a set of stairs would be installed that lead down to the river. Mr. Bailey was not receptive to the idea, as stairs would require a landing, which would then lead to liability issues related to walking path maintenance.

Mr. Bailey stated that BMPs will be provided via a rain garden in the rear, and possibly in the front of the property. The property line is one foot away from the 100-year floodplain at its closest point. Com. Cosgrove suggested, if necessary, that the applicant negotiate the right to use a portion of the floodplain prior to its property transfer to the Forest Preserve.

Com. Thompson was generally not in favor of the project based on his concerns that The Alden Foundation would not survive in perpetuity as the owner, and would eventually transfer the building to another party. At that point, the 1:1 parking would be insufficient for a new user. Also, approximately 16 people have recently spoken to him about this proposal, and none of them want to see additional apartments in town—particularly in this ideal “gathering place” location. Finally, contrary to the Fire Chief’s vote of confidence, having personally driven large fire trucks into confined spaces, Com. Thompson felt emergency access would be worsened by this new plan. In his opinion, time is of utmost importance in medical emergencies, and it would be challenging to maneuver the new layout of the site.

Ch. Davis inquired as to the possibility of fire trucks accessing the property via Batavia Road and parking on the 10-foot wide sidewalk, as such distance is shorter to the door than that of the rear. Com. Thompson replied that fifty percent of fire service fatalities occur on a roadway, and fire trucks would not elect to park on a sidewalk.

Executive Director Beth Demes disputed the claim that the building would change hands. She stated the building is not designed as a typical apartment building, as it includes many amenities for seniors. Its use could be restricted to senior housing only in an ordinance. Moreover, Alden still owns the first building it constructed in 1996.

Dir. Mentzer provided his assessment that if approved, the special use permit for the project’s PUD ordinance would be fashioned in such a manner as to approve a specific type of housing, and the parking would be directly correlated to the use that is approved. If the use were to change, such applicant would have to address parking at such time.

Ch. Davis expressed his approval of the project. He inquired whether all units would be ADA compliant. Mr. Bailey replied all units would be set up for universal design, which is not as specific as that of ADA; however, 10 percent would be ADA compliant, and ten percent would be Illinois adaptable, including such features as three-foot doors, clear floor space requirements, installed grab bars, or blocking for grab bars if requested by a resident.

Mayor Brummel expressed his approval with the new proposal. In his opinion, there is a demonstrated need for rent-subsidized housing in town, and this proposal will fit well into the community. To date, no one he has spoken with has expressed they do not want the proposed use at the subject corner.

F. 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.

COM. THOMPSON MOVED, SECONDED BY LOCKETT, TO AUTHORIZE THE CHAIRMAN AND SECRETARY TO EXECUTE RESOLUTION 2019-001.

MOTION ADOPTED VIA VOICE VOTE, WITH COM. COSGROVE ABSTAINING.

2. 4405 & 4455 Weaver Parkway / Northwestern Memorial Healthcare
Located north of Diehl Road, south of I-88, east of Winfield Road
Project No. 2019-0092
Plan Commission and Zoning Board of Appeals' review and authorization for Chairman and Secretary to execute PC/ZBA Resolution 2019-002, to memorialize prior approval of a Minor PUD Amendment to approved PUD plans to allow construction of 13 additional parking spaces and associated landscaping alterations.

COM. COSGROVE MOVED, SECONDED BY COM. LOCKETT, TO AUTHORIZE THE CHAIRMAN AND SECRETARY TO EXECUTE RESOLUTION 2019-002.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

G. APPROVAL OF MINUTES

1. Regular Meeting of April 4, 2019

COM. THOMPSON MOVED, SECONDED BY COM. COSGROVE, TO APPROVE THE MINUTES OF APRIL 4, 2019. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

H. CHAIRMAN'S REPORT

No report.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported the City Council approved the final PUD ordinance for the Everton Apartments project last Monday. Approval for the overall Everton project occurred over a month ago, and site work is underway.

J. SENIOR PLANNER'S REPORT

Pl. Domovessova reported the next meeting's agenda will include Zoning Ordinance text amendments related to solar energy systems and possibly a final PUD approval for the Riverview West project if plans are delivered on April 22nd. A public hearing may also take place at for the Little Friends project.

K. MAYOR'S REPORT

No report.

L. ADJOURN

COM. COSGROVE MOVED, SECONDED BY CH. DAVIS, TO ADJOURN THE MEETING AT 7:40 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 5-9-19

Marie Lupo
Marie Lupo, Recording Secretary