

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, April 20, 2023
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Cosgrove called the meeting to order at 7:05 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Mark Taylor, Rachael Fawell, Carla Sanfilipp, Kennedy Hartsfield

Excused/Absent: Byron Miller, Erin Schultz, Bob Vavra, Jessica Tullier

ZBA Present: Tim Cosgrove, Mark Taylor, Carla Sanfilipp

Excused/Absent: Byron Miller, Erin Schultz, Bob Vavra, Jessica Tullier

Also Present: Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Permit and Zoning Technician Chris Santos

Not in Attendance: Mayor Brummel

(Informational note: A detailed report of the proceedings and transcript of the testimony provided during this public hearing was prepared by Pamela Cosentino of Veritext Legal Solutions. A copy of the transcript is available from the City's Community Development Department. The following meeting minutes reflect the key points presented and discussed during the public hearing.)

C. OLD BUSINESS

1. 4575 Weaver Parkway/Synata Bio/Steve Luna

Located on the west side of West Street, North of Diehl Road

Project No. PUD-2023-0001 (Continued Public Hearing)

Chairman Cosgrove recapped with the Plan Commission on the applicants request to install a new concrete pad outside that will store a tall nitrogen storage tank which will be surrounded by vinyl fencing adjacent to the building.

There were no additional questions or comments from Steve Luna.

Assistant Community Development Director Arguilles mentioned that the applicant added a new exhibit to the site plans that shows additional screening with evergreen bushes and shrubs along the vinyl fencing.

Chairman Cosgrove asked why there was a fence along the building that is three inches away.

After being sworn in Jeff Wagner, the Sales Representative from Airgas stated that there will not be a need for that part of the fence and it will be removed from the site plan.

Commissioner Hartsfield asked where the valve and meter will be located at.

Mr. Wagner stated that it will be enclosed and there will be a key to gain access to it.

No questions or comments from the public.

COMMISSIONER FAWELL MADE A MOTION BASED ON THE FINDINGS OUTLINED IN THE APRIL 18, 2023 STAFF REPORT THAT THE PLAN COMMISSION RECOMMENDS TO CITY COUNCIL APPROVAL OF THE SITE SPECIFIC AMENDMENT FOR THE 8'9" TALL NITROGEN STORAGE TANK, CONCRETE PADS, AND 8' POLYVINYL SCREENING FENCE SUBJECT TO THE APPLICANT PROPOSING EVERGREEN SHRUBS AS SHOWN IN EXHIBIT D. SECONDED BY COMMISSIONER HARTSFIELD. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

2. City of Warrenville Zoning ordinance #1018 Nonconformities Text Amendment
(Continued Public Hearing)

Chairman Cosgrove stated that the Plan Commission is to continue the discussion on the zoning text amendment proposal to modify the nonconforming language to include not requiring a public hearing to add a second-story to a nonconforming home.

Planner Maszka stated that additional research was done per the Plan Commission's feedback to target areas where nonconformities exist in the City of Warrenville. Planner Maszka mentioned he looked thru aerial and GIS data and included an exhibit given to the Plan Commissioners that showed where in the City these nonconformities are.

Chairman Cosgrove asked Planner Maszka if he compiled a list of homeowners that went through the formal process of a Public Hearing to add a second-story addition to their home.

Planner Maszka stated he did not have that information.

Commissioner Hartsfield did not support changing the zoning ordinance language that removes the public hearing process when adding a second-story addition to a nonconforming house. Commissioner Hartsfield stated there should still be a process to go thru and a forum where the neighbor can voice their disapproval on public record.

Chairman Cosgrove asked staff where this need to alter the text amendment for nonconformities originate.

ACDD Arguilles stated that over the years there has been feedback from residents who want to invest in their own properties by adding a second-story, but get discouraged to go thru the public hearing process due to the cost and time involved in doing so.

Commissioner Sanfilipp asked if staff were open to reducing the public hearing fees to allow more residents to apply and go thru the formal process.

Director Mentzer mentioned that the public hearing fees have not changed in over 30 years and the fees should in fact be raised due to the rising cost of the services involved with the process.

Commissioner Fawell asked staff will there be design restrictions for these second story additions.

ACDD Arguilles stated that any proposal that is brought to them regarding adding a second-story to an existing nonconforming home will still go thru the review process and have to pass all design and setback requirements.

Commissioner Taylor asked staff what would qualify as a hardship when it comes to applying for a second-story addition to a nonconforming home.

Chairman Cosgrove stated if the home is a legally nonconforming property built before city was incorporated, and falls in the city zoning regulations that requires a larger setback then that would be the hardship.

Chairman Cosgrove stated that the City of Warrenville does offer a courtesy review as a cost saving option for applicants to and show the Plan Commission their proposal and gain feedback before spending any money going thru the public hearing process.

Commissioner Fawell supports the proposed text amendment and states she does not want the residents to have any negativity towards the City of Warrenville when it comes to investing in their own property.

Director Mentzer mentioned that an alternative option to modifying the proposed zoning ordinance text amendments would be to not require a public hearing for applicants looking to build a second story addition on houses that already have front and rear yard setback requirements and encourage those with side yard setbacks to apply for a variance and go thru the public hearing process. Director Mentzer stated that staff will review the Plan Commission feedback and come up with compromising recommendations at the next meeting.

Commissioner Fawell suggested adding design elements to the recommendations list.

Commissioner Hartsfield suggested adding limits on setback requirements.

Chairman Cosgrove recommended to staff to propose and modify language to amend the zoning ordinance regarding nonconformities for front and rear setbacks.

There were no public questions or comments.

D. NEW BUSINESS

1. 28W050 Warrenville Road/Casey's Retail Company/Richard McMahon
Located on the northeast corner of Warrenville Road and Winfield Road
Project No. SUP-2022-1004 (Public Hearing)

Chairman Cosgrove stated that the public hearing notification requirements were not completed in time for the April 20, 2023 meeting and the applicant has requested the public hearing to be continued to the May 4, 2023 meeting.

CHAIRMAN COSGROVE MADE A MOTION FOR THE PLAN COMMISSION TO CONTINUE THE MEETING TO MAY 4, 2023. COMMISSIONER TAYLOR SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

2. City of Warrenville Zoning Ordinance #1018 Parking Text Amendments (Public Hearing)

Director Mentzer stated he supports the proposed text amendment and says reducing the amount of parking for residential developments is needed. Director Mentzer mentioned that most of the newer residential developments have parking garages now and an excessive amount of outdoor parking that is not being used for retail, residential and commercial. Director Mentzer shared with the Plan Commission an updated staff analysis supporting his theory on reducing parking needs.

March 2023 Staff Analysis of City Apartment Parking Requirements Vs. Actual Parking Needs

Revised 4/19/2023

Project Name	Total number of units/current occupancy rate	Type of Unit			Total number of bedrooms	# of Required Parking Spaces Per Standard Zoning Ordinance Requirements	Required parking spaces after parking variance	Details of City Approved Parking Variation	Actual Parking Needs (1)
		Efficiency and 1BR	2BR	3 BR					
The Westlyn	242 / 86%	150	80	12	346	588	473	Required 1.96 spaces per unit / 1.36 spaces per bedroom	314 spaces/1.30 spaces per unit / 0.91 spaces per bedroom
Arden Apartments	364 / 91%	198	150	16	546	910	701	Required 1.93 spaces per unit / 1.28 spaces per bedroom	500 spaces/1.38 spaces per unit / 0.92 spaces per bedroom
Warrenville Horizon	71 / 98%	56	15	0	86	157	71	Required 1 space per unit / 0.82 spaces per bedroom	53 spaces/.73 spaces per unit / 0.82 spaces per bedroom
Everton Flats	259 / 96%	134	97	28	384	671	495	Required 1.92 spaces per unit / 1.29 spaces per bedroom	370 spaces/1.42 spaces per unit/ 0.76 spaces per bedroom
Country Ridge	192/100%	32	160	0	352	544	408	N/A	391 spaces/2.04 spaces per unit/ 1.11 spaces per bedroom

(1) "Actual Parking Needs" calculation methodology:

- a. Staff inspected the first four Projects in the early a.m. hours on Thursday, March 2, 2023, and the Country Ridge Apartments in the early a.m. hours on Wednesday, March 22, 2023, to count the number of existing exterior surface parking spaces that were occupied (the "actual surface parking occupancy").
- b. Staff obtained actual enclosed garage parking lease data from the property manager of each project.
- c. Staff combined the "actual surface parking occupancy" number with the actual enclosed garage parking lease data obtained for each project to calculate the total number of parking spaces occupied in each development when parking occupancy would be at its peak (the "peak parking occupancy").
- d. Staff obtained actual apartment unit occupancy data from the property manager of each project.
- e. Staff divided the peak parking occupancy number for each project by the actual number of occupied apartment units in each project to calculate the actual per unit parking demand in each project.
- f. "Actual Parking Needs" for each project were calculated by multiplying the actual per unit parking demand in each project by the total number of units in that project.

In the staff analysis, staff looked at five different residential developments during the early morning hours to determine how much of the approved parking is being used and unused. The analysis showed many of the parking spaces are going unused and a need to reduce the parking requirements for future developments will have to change.

Commissioner Fawell stated there is value in having guest parking for residential developments and suggested adding grasscrete as an environmental option for residential developments.

Commissioner Fawell asked Chairman Cosgrove if there was a cost difference between grasscrete and asphalt.

Chairman Cosgrove stated he did not know which one was more expensive, but added that grasscrete is more environmentally friendly.

Commissioner Hartsfield asked staff how do other nearby municipalities handle their own parking requirements.

Director Mentzer mentioned he could compile data from other municipalities and share with the commissioners if they request that.

Commissioner Hartsfield supports the parking text amendments.

Chairman Cosgrove supports changing the parking requirements for retail and commercial spaces, but would not support changing the residential development requirements.

Commissioner Taylor supports the parking text amendments.

Commissioner Fawell asked staff if different income level residential developments have different parking requirements.

Director Mentzer stated there is nothing in the zoning ordinance that has parking requirements tied to different income level housing.

Chairman Cosgrove stated that he would want more literature from staff on what other municipalities are doing when it comes to parking requirements.

Natalie Clemens who resides in the Lexington Trace Subdivision stated that she supports lowering the parking requirements and would want developers to go thru the city to request more parking rather than be given initially.

CHAIRMAN COSGROVE MADE A MOTION FOR THE PLAN COMMISISON TO CONTINUE THE MEETING TO MAY 18, 2023. COMMISSIONER TAYLOR SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

E. PUBLIC COMMENTS*
None.

F. APPROVAL OF MINUTES
1. Regular Meeting April 20, 2023

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF THE APRIL 20, 2023 MEETING AS AMENDED, SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

G. CHAIRMAN’S REPORT

Chairman Cosgrove mentioned the City Council recognized the birth of the baby bison’s born at Fermilab in nearby Batavia instead of the ribbon cutting for the new facilities. Commissioner Hartsfield shared with the Plan Commission some updates on Fermilab’s new Integrated Engineering Research Center.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT

No Report.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

No Report.

J. PLANNER’S REPORT

No Report.

K. ADJOURN

CHAIRMAN COSGROVE MOVED, SECONDED BY COMMISSIONER FAWELL TO ADJOURN THE MEETING AT 8:14 P.M. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Chris Santos, Permit and Zoning Technician