

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Special Meeting
Held on Monday, May 13, 2019
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 3:00 p.m.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, Robert Pepple, Andrew White, Shannon Burns,

PC Excused/Absent: Al Thompson, John Lockett, Elizabeth Chapman

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Andrew White

ZBA Excused/Absent: Al Thompson, John Lockett

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 Engineer Dan Schoenberg, Consulting Engineer Lynn Kroll

C. OLD BUSINESS

1. 28301 Ferry Road / Cantera Apartments, LLC

Located along the north side of Ferry Road, west of Winfield Road, east of the West Branch of the DuPage River

Project No. 2017-0502

Request for the following approvals related to the Riverview West project:

(a) Final Plat of Subdivision, which would subdivide an approximately 32.48-acre vacant property (Cantera Lot C-2 and Outlot A) and dedicate public right-of-way for proposed new Torch Parkway and grant various easements;

(b) Final PUD special use permit for the overall site, which would allow mass grading, underground/utility installation, and construction of public and private roadways, sidewalks, bike path, street lighting, street trees, and stormwater management improvements; and

(c) Final PUD special use permit for Phase I, which would allow construction of a single 364-unit, four-story apartment building with an internal parking garage component, and surface parking lot.

On behalf of the developer, Architect John Schiess addressed the Commission and thanked staff for its rapid turn-around time in responding to revisions during the process, and in scheduling tonight's special meeting. He directed attention to a PowerPoint presentation that displayed the site plan, a three-dimensional rendering showing the elevations, materials, and landscape plan—all of which Mr. Schiess stated are consistent with the preliminary PUD approvals and do not require additional relief. He acknowledged receipt of the staff report and expressed acceptance and commitment to abide by each of its conditions.

Com. Cosgrove requested an update on the school district boundary map revision. Mr. Schiess replied the developer has engaged an attorney that will work with both school districts to begin the process of boundary realignment. Both school boards have expressed verbal agreement with

the proposal; however, the process will lead to each school board formally voting in favor of the realignment. Dir. Mentzer added that after both boards endorse the realignment, the State board must then review and approve it. The final plat cannot be recorded until the developer submits a formal request to the respective school districts.

Ch. Davis inquired whether the balcony design has been used in prior projects and whether a maintenance program is involved to ensure the integrity of its supporting rods, as balconies tend to be underused, in his opinion. Mr. Schiess replied he has used this construction method in the past and stated the balcony is a prefabricated section that will be submitted to the architect of record as a shop drawing, and such architect will verify whether it can carry the live load required by the City's building code. He prefers the balcony design as it utilizes a strap-through method that typically exceeds live load requirements. As to maintenance, the development will be owned and managed by the same entity, who will conduct periodic checks on structural components, such as balconies. If defects, such as abnormal rusting, are detected, a maintenance crew would address it.

Com. Cosgrove inquired whether the Cantera DCRs require that the irrigation system is sourced from the detention pond. Dir. Mentzer replied this is the case only when detention ponds are accessible. Mr. Schiess replied he would be amenable to such condition. A portion of the site along Ferry Road could be connected with the existing irrigation system.

Com. Cosgrove inquired whether trees along Ferry Road were saved. Dir. Mentzer replied because they were ash trees they would be replaced with another species.

Com. Cosgrove inquired whether the City utilizes a standard traffic enforcement agreement. Pl. Domovessova replied that although the City utilizes a standard agreement for commercial development, which will be utilized in this case, such form is not typically required of apartment sites. Dir. Mentzer added the statutory authority that allows the City to enforce traffic and parking regulations on private property stems from various sections of the State's statutes. Staff is exploring various options with the City Attorney to determine which form would be appropriate to present to the City Council for approval, to standardize said process.

Com. Cosgrove suggested the crosswalks should have a variation in pavement, such as painted stamped concrete, to alert drivers for safety purposes. Dir. Mentzer was unsure the pavement variation would be acceptable from a Public Works' maintenance standpoint. That said, colored stamped asphalt will be implemented in the upcoming Warrenville Road project.

Com. Cosgrove inquired whether all cross-access easements are reflected on the final plat; Dir. Mentzer replied in the affirmative—although some require adjustment and are included as clean-up items in Eng. Hocking's memo.

Com. Cosgrove inquired as to the reason the lighting level in a parking lot is greater than the remainder of the site, and whether timers would be installed. Consulting Eng. Schoenberg replied such parking lot met the requirements for a higher level of activity. Eng. Hocking confirmed that timers were approved for the Everton project. Dir. Mentzer stated staff would explore the requirement for timers; however, he would leave interpretation of the activity level and corresponding lighting level to the Plan Commission.

Upon Ch. Davis' inquiry, Consulting Eng. Schoenberg confirmed his confidence in the traffic review of the project. As to lighting, he requested clarification of whether commercial drive lighting would be included in Phase I of development. Mr. Schiess verified that such lighting would be included with Phase I of development.

Consulting Eng. Kroll confirmed her confidence that the stormwater design of the project met the ordinance's requirements. Completion of the final stormwater report is still outstanding.

Ch. Davis inquired as to commercial interest. Mr. Schiess replied the developer reached out to potential clients at the last ICSC convention, and Mr. Blumen shared feedback that because of the developer's excellent track record, there are quite a bit of interested parties, but they are exercising caution until Phase I is underway.

CH. DAVIS MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE CANTERA SUBAREA C, LOT C-2, FINAL PLAT OF SUBDIVISION PREPARED BY UNITED SURVEY SERVICE, LLC, DATED APRIL 14, 2019, SUBJECT TO THE CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE MAY 3, 2019, STAFF REPORT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, White, Burns
Nay: None
Absent/Excused: Thompson, Lockett, Chapman

MOTION ADOPTED UNANIMOUSLY.

CH. DAVIS MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL SPECIAL USE PERMIT APPROVAL OF THE FINAL PUD PLANS FOR PHASE I OF THE RIVERVIEW WEST PROJECT, SUBJECT TO THE CONDITIONS CONTAINED IN SECTION III OF THE ANALYSIS COMPONENT OF THE MAY 3, 2019, STAFF REPORT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, White, Burns
Nay: None
Absent/Excused: Thompson, Lockett, Chapman

MOTION ADOPTED UNANIMOUSLY.

Ch. Davis thanked all involved with the project.

D. CITIZENS' COMMENTS

None.

E. CHAIRMAN'S REPORT

No report.

F. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

No report.

G. SENIOR PLANNER'S REPORT

Pl. Domovessova reminded the Commission of the May 23, 2019, meeting.

H. MAYOR'S REPORT

Mayor Brummel expressed a warm welcome to the community.

I. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLE, TO ADJOURN THE MEETING AT 3:34 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 6/6/19

Marie Lupo

Marie Lupo, Recording Secretary