

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting (*via Zoom*)
Held on Thursday, May 21, 2020

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 7:00 p.m. He explained the virtual meeting protocol, including the public comment portion of the meeting, wherein anyone from the public who wishes to speak will be asked to do so by identifying themselves with a name and address. Public comments received prior to the meeting will be read after the presentation. Individual Commissioner comments will follow. Commissioners and staff members wishing to speak are asked to raise their hand and wait for their name to be called.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, Robert Pepple, John Lockett, Shannon Burns, Elizabeth Chapman, Byron Miller, Jessica Tullier, Amit Thaker

PC Excused/Absent: None

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Jonathan Lockett, Shannon Burns, Elizabeth Chapman, Byron Miller

ZBA Excused/Absent: None

Also Present: Community and Economic Development Director Ron Mentzer, Sr. Civil Engineer Kristine Hocking, Sr. Planner Natalia Domovessova, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. COURTESY REVIEW

1. 29W700 Waverly Avenue / Dominick Lanzito

Located at the northwest corner of Waverly Avenue and Route 59

Potential request for approval of variations from Zoning Ordinance 1018, to increase maximum allowed lot coverage on residential lots over 14,000 square feet, but less than 30,000 square feet, and to allow construction of a swimming pool and deck in the actual front yard, east of the single family residence.

Ch. Davis introduced the request, which was presented by Dominick Lanzito on behalf of property owners Scott and Jodi Knabe. Mr. Lanzito presented his clients' request for a pool and deck on their corner property, which would require variances for: (i) increased lot coverage, and (ii) pool placement in the actual front yard. The patio's raised edge counts toward total lot coverage. The deck will be built to match the sides of the pool in lot coverage. Although the request is for approximately 288 square feet over the maximum allowed lot coverage for the R-2 zoning district, Mr. Lanzito's clients feel it would not block light, create pollution, interfere with the enjoyment of neighborhood properties, nor generate other deleterious effects. The berm to the east would block vision from Route 59, and another neighbor has a fence. The setback on the north property line is 10.3 feet, which is within zoning requirements and does not require a variance.

Sr. Engineer Hocking stated the property drains southward to a ditch. Because the request involves 2,500 square feet of net new impervious surface, it does not meet the threshold for increased stormwater management requirements.

Based on previous requests in which the Commission did not justify recommendation for a lot coverage variance, Com. Cosgrove suggested the proposed 500-square foot deck could be reduced in order to eliminate the need for such variance. Mr. Lanzito replied the owners require the extra deck space because they have young children who require safety gates and latches. Because the pool cuts into the decking, overlap may exist. He will recalculate the numbers with the owner.

Com. Pepple expressed his opinion that although he has no issue with placing the pool in the front yard, he also felt the deck could be reduced to a measurement of 24% lot coverage, which would not require a variance. He suggested a solution may involve placing the stairs parallel with the pool to save deck space. Coms. Miller, Lockett, and Chapman concurred.

Com. Tullier was in agreement with the pool in the front yard and the applicant's variance request for 25% lot coverage.

Com. Miller inquired as to utility lines; Pl. Domovessova replied the electric line is setback from the proposed pool location, and the Building Dept. cited no issues after review of the application. Com. Miller then inquired as to the City Council's request for the Commission to revisit lot coverage for purposes of the Zoning Ordinance. Pl. Domovessova explained the Plan Commission's annual Zoning Ordinance text amendment meeting, which serves to (i) better align with State regulations, and (ii) remedy chronic issues that may be resolved with different bulk regulations. She cited a 2018 case wherein the Commission found no rationale for increasing lot coverage by 4% over the allowable coverage in the R-5 zoning district, and the applicant scaled down the project. Ch. Davis added that the Commission weighs hardship in considering such cases.

Com. Lockett suggested changing the concrete driveway to that of a pervious surface. Pl. Domovessova replied driveways are not included in lot coverage percentage.

Com. Miller amended his previous comment, clarifying his concern was that of impervious surface. Therefore, he could support 25% lot coverage. Com. Cosgrove replied the issue at hand is not a question of impervious surface, as decks pass water through them.

Com. Burns stated if the applicant could reduce the size of the deck, she would favorably recommend approval of the request; if they could not, she would still consider recommending approval of the request. The project resulting in a lack of stormwater complications is a positive. She also clarified that although having inadvertently signed in with her work computer; she is providing input as a private citizen.

Ch. Davis summarized there appeared to be no issue with placement of the pool in the actual front yard. However, Commissioners were in general agreement that the total allowable building area (old and new) should be limited to 6,775 square feet, or 24% maximum lot coverage. The proposal indicates approximately 288 square feet in excess of such maximum allowable area. He suggested working with the pool/deck designer and arriving at a number either at, or closer to, that of the maximum allowed, without diminishing the deck's usefulness. Mr. Lanzito accepted such suggestion.

D. CITIZENS' COMMENTS

Although Sheila Wakely of Amber Lane and Emily Larson of Elizabeth Street were connected to the Zoom call, they provided no comments related to the request. The City received no public comments prior to the meeting.

E. APPROVAL OF MINUTES

1. Regular Meeting of February 20, 2020

COM. COSGROVE MOVED, SECONDED BY COM. TULLIER, TO APPROVE THE FEBRUARY 20, 2020, MINUTES. MOTION UNANIMOUSLY ADOPTED VIA VOICE VOTE.

F. CHAIRMAN'S REPORT

None.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Ron expressed gratitude to Pl. Domovessova and Ch. Davis for the ability to conduct the virtual meeting. He suspected more meetings of this format may be occurring in the future, depending upon phases of the Governor's Restore Illinois Plan.

H. SENIOR PLANNER'S REPORT

A public hearing for tonight's request is likely to be held in the future.

I. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO ADJOURN THE MEETING AT 7:59 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: _____

Marie Lupo, Recording Secretary