

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting Held
on Thursday, May 23, 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. PLAN COMMISSION/ZONING BOARD OF APPEALS APPOINTMENTS

1. Byron Miller
Swearing in of Byron Miller as an At Large member of the Plan Commission for a term set to expire May 20, 2024.
2. Robert Pepple
Swearing in of Robert Pepple as a Ward 3 member of the Plan Commission and Zoning Board of Appeals for a term set to expire December 7, 2020.
3. Andrew White
Swearing in of Andrew White as a Ward 2 member of the Plan Commission and Zoning Board of Appeals for a term set to expire November 16, 2020.
4. Jonathan Lockett
Swearing in of Jonathan Lockett as a Ward 1 member of the Plan Commission and Zoning Board of Appeals with a term set to expire April 10, 2024.
5. Shannon Burns
Swearing in of Shannon Burns as a Ward 4 member of the Plan Commission and Zoning Board of Appeals with a term set to expire May 20, 2024.

C. ROLL CALL

PC Present: John Davis, Tim Cosgrove, John Lockett, Robert Pepple, Andrew White, Shannon Burns, Elizabeth Chapman, Byron Miller

PC Excused/Absent: Al Thompson

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

ZBA Excused/Absent: Al Thompson

Also Present: Mayor David Brummel, Community and Economic Development Director Ronald Mentzer, Sr. Planner Natalia Domovessova, Recording Secretary Marie Lupo,

D. PUBLIC HEARING

1. 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 (Withdrawal of Request)
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. MOTION ADOPTED VIA VOICE VOTE.

Ch. Davis announced that Swallow Construction has withdrawn its application and terminated the project.

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

Although Pl. Domovessova was not informed by the Applicant of the exact reason for termination of the project, one factor that may have contributed to such decision is discovery of a .3-acre wetland on the property, which would affect outdoor storage and require an adjustment of the site plan.

2. City of Warrenville Zoning Ordinance Text Amendment
Consideration of the following possible amendments to the text of Warrenville Zoning Ordinance #1018, which would define and allow solar energy systems as an accessory use in all zoning districts under certain conditions:
 - (a) Section 1. GENERAL PROVISIONS;
 - (b) Section 10. ACCESSORY USES AND YARDS;
 - (c) Section 13. DEFINITIONS; and
 - (d) Any other sections of Zoning Ordinance #1018, as necessary, to accommodate the above-listed amendments.

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

Pl. Domovessova confirmed for Ch. Davis that ground-mounted solar systems would be excluded from lot coverage calculations; however, they would still be subject to the applicable stormwater management ordinance requirements.

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

COM. PEPPLER MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE TEXT AMENDMENTS OUTLINED IN THE STAFF REPORT DATED MAY 9, 2019, REVISED MAY 23, 2019.

ROLL CALL VOTE:

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

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

None.

E. NEW BUSINESS

1. 3S621 Curtis Avenue / Thomas Marks
Located south of Malvin Albright Street, north of Wagner Drive
Project No. 2019-0232
Request for approval of a Final Plat of Subdivision, which would subdivide one 1.8-acre lot into two buildable lots in the R-2 Medium-Low Density Zoning District.

Com. Cosgrove recused himself from his role as a Plan Commission member.

Petitioner Thomas Marks addressed the Commission, acknowledged receipt of the staff report, reported no issues with its recommended conditions, and provided a brief background for his request. The vacant home on the subject property was that of his father's best friend, which he seeks to preserve in his honor, and sell the other lot to accommodate only one other home, rather than multiple homes. In his opinion, this two-home subdivision would conform favorably with surrounding neighborhood lots.

COM. PEPPLE MOVED, SECONDED BY COM. WHITE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE PROPOSED FINAL SUBDIVISION PLAT OF "RILEY'S SUBDIVISION" PREPARED BY RYNEAR & SONS, DATED MARCH 8, 2019, SUBJECT TO THE CONDITIONS OUTLINED ON PAGES TWO AND THREE OF THE MAY 23, 2019, COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT.

ROLL CALL VOTE:

Aye: Davis, Pepple, White, Burns, Lockett, Chapman, Miller
Nay: None
Excused: Thompson
Recused: Cosgrove

MOTION ADOPTED UNANIMOUSLY.

Com. Cosgrove rejoined the meeting in his capacity as a Plan Commission member.

G. COURTESY REVIEW

1. 4300 Weaver Parkway / DynaCom Management, Inc.
Located north of Diehl Road, Cantera Subarea H

Potential request for approval of a Special Use Permit that would allow operation of a dance studio in a portion of the existing 50,000-square foot office building designated for a Light Industrial Park land use.

On behalf of the property owner, Attorney Gregory Jones of Ancel Glink, P.C. addressed the Commission and introduced Mari Rodriguez of Dynacom Management, Sherry Moray, Founder and Artistic Director of the Academy of Dance Arts, and Jonathan Murawski of Robert Juris and Associates Architects, Ltd. He directed attention to a PowerPoint presentation on the Academy of Dance Arts, which has been operating in DuPage County for over 20 years, currently in Downers Grove.

Attorney Jones indicated on the site plan the 15,000-square foot area of the 50,000-square foot vacant one-story building formerly occupied by National Express Company, which would be transformed into the proposed fine arts training facility that includes five studios, a reception area, offices, locker rooms, and changing rooms. The property has approximately 200 unused parking spaces.

The performing arts studio's current enrollment is approximately 275 students, ages K-12, enrolled in a broad range of class offerings that encompass physical fitness, technical instruction, and intrapersonal life skills in two concurrent tracks of primary curriculum: (i) recreational, and (ii) career. Dance forms include ballet, contemporary jazz, traditional jazz, hip hop, and modern. Classes take place seven days per week, with hours of operation as follows: Weekdays begin primarily after school, with 5:00 to 7:00 p.m. as peak hours; Saturdays 8:30 a.m. to 6:00 p.m.; and Sundays are similar to Saturday times, but not as busy. The studio's hours offset office building peak hours, and thereby would compliment a future tenant of the building in not only traffic generation, but also parking availability. Enrollment typically heightens during winter months and dips during summer months. Mr. Jones stressed that the space will not be used for performances, which are currently held at the College of DuPage.

Mr. Jones stated the studio use is consistent with the surrounding area's uses. He envisions a future potential partnership with Crème de la Crème. The academy will provide convenience to Warrenville resident enrollees. Because parents rarely stay to watch a lesson, but rather run errands during such time, the academy will draw consumers to Warrenville's restaurants and shopping. In addition, Mr. Jones surmised that the academy will facilitate full occupancy of the building's remaining vacant space.

Prima Ballerina Moray provided a brief background of her dance experience and qualifications. She stated her instructors are top notch in both curriculum tracks, and draw students from a 30-mile range to the current Downers Grove location. She has produced Austin Ballet's Prima Ballerina Ashley Sherman from Warrenville, and hopes to produce additional Warrenville ballerinas. The school's focus is on children and their education in the arts. The studio offers an affordable rate for very high-end instructors. Staff consists of 9-10 persons, of which 2-3 are at the front desk, each room has a teacher, and smaller children's' classes have helpers. Class size is limited, dependent upon age range, with younger children capped at 9 students per one-hour classes, one day per week, and older children capped at 10 students per two-hour classes. She estimated that up to 60 children would be on site at one time.

Ch. Davis noted that at the north portion of the site plan, a main entrance to the building is blocked off, and no other exit is available for the remaining space to the west. Another entry would be required for the vacant space from the south face of the building. Also, he was concerned that the layout occupies a number of bathroom fixtures.

Architect Murawski replied the occupant load would be split 50/50, male/female. One additional male restroom may be added. Because of occupant load, the tenant for the remainder of the building would be required to install an additional male/female toilet room. As to the matter of the blocked entrance, it is likely that a separate carve-out egress entrance/exit on the east would be designed for future tenant space.

Ms. Rodriguez clarified the building has three different entrances, two of which are on the rear side of the building, and the applicant would only be using one of those entrances. The building has three different sets of washrooms, two of which will be reserved for currently vacant spaces.

Com. Miller inquired as to adequate changing room size. Ms. Moray replied the changing rooms are larger than that of the current Downers Grove facility. She did not envision a problem, as a majority of children arrive directly after school, already dressed for dance.

Ch. Davis stated the Commission expressed reasonable support for the proposal and informed the applicant a public hearing would be required if they chose to move forward with the request.

H. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals
27W256 Hoy Road / Michael Oltmanns
Zoning Petition Z19-017
Request for a Conditional Use to allow an existing shed to remain approximately 0.7 feet from the east interior side property line, where it has existed for at least five years.

There being no Commissioner objection to the request, Ch. Davis directed staff to reply accordingly.

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

There being no Commissioner objection to the request, Ch. Davis directed staff to reply accordingly.

I. APPROVAL OF MINUTES

1. Regular Meeting of May 9, 2019

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLER, TO APPROVE THE MINUTES OF MAY 9, 2019. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

J. CHAIRMAN'S REPORT

Ch. Davis reminded Commissioners to make every effort to review meeting packets thoroughly, as staff spends numerous hours assembling and generating information, both online and in paper format. Commissioners are encouraged to ask staff questions for clarification prior to meetings, if necessary.

K. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported on Edward/Elmhurst Hospital's plans for an interior remodel of 190,000 square feet of the former Navistar building, in which it plans to relocate 1,000 employees. To be competitive in the market, the owner is also investing \$3.5-\$4 million into remodeling the building's common area, including the cafeteria and fitness room. Edward/Elmhurst Hospital holds a right of first refusal on the property. The Riverview West developer is extremely excited about this new development, as are Cantera restaurateurs and hoteliers.

L. SENIOR PLANNER'S REPORT

Per the City Attorney, Pl. Dmovessova clarified that Commissioners can vote on approval of meeting minutes even though they were not present at such meeting, provided they are comfortable with the record and believe it is what happened at such meeting.

The next meeting will include public hearings for Lexington Trace (signage), Little Friends, and The Alden Group.

M. MAYOR'S REPORT

Mayor Brummel welcomed Byron Miller to the Commission and all other members who elected to be recommissioned. He reminded Commissioners of their expectation to take their responsibility seriously and attend all meetings if possible, so that special meetings due to lack of a quorum can be avoided.

N. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. LOCKETT, TO ADJOURN THE MEETING AT 7:53 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 6/6/19



Marie Lupo, Recording Secretary