

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting  
Held on Thursday, June 6, 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, Robert Pepple, Al Thompson, Elizabeth Chapman, Byron Miller

PC Excused/Absent: Andrew White, Shannon Burns

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

ZBA Excused/Absent: Andrew White, Shannon Burns

Also Present: Mayor David Brummel, Sr. Planner Natalia Domovessova, Sr. Civil Engineer Kristine Hocking, Recording Secretary Marie Lupo

C. PUBLIC HEARINGS

1. Lexington Trace LLC

Located on the south side of Butterfield Road, west of Route 59, north of Estes Street

Project No. 2019-0423

Request for approval of variations from the Sign Ordinance to increase the maximum area and height of large real estate signs, and to allow for the installation of off-site real estate signs on vacant property. This request is associated with the marketing program for the Lexington Trace residential subdivision currently under construction in the southwest quadrant of Route 59 and Butterfield Road.

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

For the benefit of the audience, Ch. Davis provided a brief introduction to the request and explained the public hearing process that would ensue. The applicant submitted proof of lawful notice in the form of certified mail return receipts to Recording Secretary Lupo. Ch. Davis assured the assembly that both the Commission and the general public would have an opportunity to ask questions and/or provide comments on the project after the applicant's presentation.

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to applicant John Agenlian of Lexington Homes, who addressed the Commission and directed attention to the site plan, which identified Lexington's six proposed sign locations. Requested variations involve off-site and enlarged signage. According to Mr. Agenlian, although the site is fairly large in size, its "window" on Route 59 is not very big. In addition, since there is no direct access to the site from Route 59, signage would provide directional instructions to the site and model center via Barkley

Avenue or Duke Parkway. Mr. Agenlian stated that a larger font and sign size is warranted due to the higher speed limit along Route 59. The requested signs are temporary in nature. Signs would be installed as soon as possible to alert vehicles of the project “coming soon,” and be removed once sales and marketing for the project is completed, which would likely be two to three years, depending on the market. Com. Lockett questioned the logic of signage directing people to a vacant site, rather than waiting until construction commences.

Com. Thompson inquired whether the City is in agreement with placement of signage on City property. Planner Domovessova responded this was negotiated as part of the redevelopment agreement for the Lexington Trace project, subject to the developer complying with tonight’s standard process for sign variances. Herrick Woods subdivision also requested additional and larger signage for its development during construction.

Com. Cosgrove commented he did not see the benefit of the Barkley sign being double in size from that which is allowed, from 32 square feet to 64 square feet, and expressed concern that its approval would set a precedent. He stated the City has a Sign Ordinance for a reason. Mr. Agenlian replied that besides the subject property being that of a vacant lot located in an uncongested area away from other properties, its approach is convoluted, and signage would be helpful in identifying and locating it.

Mr. Agenlian estimated that since roads are expected to be paved by December 1, 2019, the first home would likely be built on the site’s southern portion near Estes Street, with a model home built in the middle of the site for unification purposes.

He also suggested a four-foot by eight-foot sign on Butterfield.

There were no audience comments.

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

Ch. Davis expressed no objection to the request. Com. Cosgrove suggested sign #5 should be reduced to measure 32 square feet. Com. Pepple concurred and suggested repositioning sign #3 closer to Estes Street before vehicles travel past the site, and be enlarged from four-foot by five-foot to four-foot by eight-foot.

CH. DAVIS MOVED, SECONDED BY COM. THOMPSON, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF VARIATIONS FROM SECTION 8-14-6.B.2.B OF THE WARRENVILLE SIGN ORDINANCE, SUBJECT TO THE CONCLUSIONS AND PROVISIONS LISTED IN THE STAFF REPORT DATED JUNE 6, 2019.

ROLL CALL VOTE:

Aye: Davis, Lockett, Thompson

Nay: Cosgrove, Pepple

Absent/Excused: Burns, White

MOTION FAILED.

COM. PEPPE MOVED, SECONDED BY COM. COSGROVE, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF VARIATIONS FROM SECTION 8-14-6.B.2.B OF THE WARRENVILLE SIGN ORDINANCE, SUBJECT TO THE CONCLUSIONS AND PROVISIONS LISTED IN THE STAFF REPORT DATED JUNE 6, 2019, WITH THE PROVISION THAT SIGN #5 IS REDUCED TO 32 SQUARE FEET, AND SIGN 3 IS ALLOWED TO BE INCREASED UP TO 32 SQUARE FEET.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Lockett, Thompson

Nay: None

Absent/Excused: Burns, White

MOTION ADOPTED UNANIMOUSLY.

*For specific details of this public hearing presentation and discussion, please refer to the court recorder's transcript, which is available for viewing in the City of Warrenville's Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555.*

2. 28W620, 28W642, 28W646, 28W650 Batavia Road / The Alden Foundation  
Located at the northeast corner of Batavia and Butterfield Roads  
Project No. 2018-0028  
Request for approval of the following petitions, which would allow development of an approximately 3.85-acre property with a three-story, 71-unit, mixed-income, affordable, senior independent living building; a 71-space surface parking lot; and associated parking lot lighting, landscaping and storm water management improvements:
  - (a) Rezone 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;
  - (b) Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans in the R-6 Multi-Family zoning district per Table 3A of Warrenville Zoning Ordinance #1018;
  - (c) Planned Unit Development 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 and corner side building setbacks required per Table 4A;
    - (v) Reduce minimum front, corner side and rear parking space setbacks required per Table 5B;

- (vi) Reduce minimum corner side and rear yard setbacks for accessory structures established in Tables 10A and 10B;
- (vii) Reduce minimum building foundation landscaping along building perimeter required in Section 11.H; and
- (viii) Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary PUD plans;
- (d) Preliminary Plat of Subdivision; and
- (e) Variation from Section 8-14-5 of the Warrenville Sign Ordinance which would reduce the minimum ten-foot sign setback required along the front lot line.

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

For the benefit of the audience, Ch. Davis provided a brief introduction to the request and explained the public hearing process that would ensue. The applicant submitted proof of lawful notice in the form of certified mail return receipts to Recording Secretary Lupo. Ch. Davis assured the assembly that both the Commission and the general public would have an opportunity to ask questions and/or provide comments on the project after the applicant's presentation.

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to The Alden Foundation (Alden) Development Senior Project Manager Barry Mullen, Alden Design Group Architects Robert Hammer and Robert Kim, Attorney Steve Friedland with the Chicago law firm Applegate & Thorne-Thomsen, Alden Realty Services President Randi Shullo, Landscape Architect John Ryan of the Ives/Ryan Group, Civil Engineer Andrew Kustusich with ERA, and Traffic Consultant Michael Werthmann, Principal with Kenig, Lindgren, O'Hara, Aboona, Inc. Ms. Shullo introduced the team and announced that Alden was among the 25 out of 57 total applications recently approved for allocated tax credits from the Illinois Housing Development Authority for a majority of the project's financing.

Attorney Friedland explained tonight's revised plan is the result of staff and Commission input. The number of requested variations were reduced with the proposed new design. Variations for building height, planting islands, and transitional landscape yard requirements will no longer be necessary.

Architect Kim spoke of building design changes from that of a standard suburban appearance to that of a contemporary, urban, mixed-use that offers diversity. The building positioning was shifted closer toward Batavia Road to create a more pedestrian-friendly setting.

Ch. Davis inquired whether the Applicant received a copy of the staff report; Attorney Friedland replied in the affirmative. He also confirmed a meeting with the Fire District.

Although Attorney Friedland agreed with Ch. Davis that a right-in/right-out onto Butterfield Road is a good idea, the Illinois Department of Transportation would be required to approve such drive. Architect Kim stated the Fire District has requested widening of the driveway at the

Batavia Road entrance from 24 feet to 26 feet. This can be accomplished by taking space from the side yard and sidewalk.

Eng. Hocking will be providing a preliminary review memo on stormwater issues. No detention was required for the site; however, BMP requirements will be met via features such as the rain garden. She shared the Forest Preserve's concerns regarding location of outlets for the storm sewer pipe and dissipation of the storm sewer system toward the river. Ch. Davis alerted the applicant that the Forest Preserve's concerns would be added to the record and incorporated into staff's review.

Com. Thompson inquired as to the choice of utilizing grasscrete for construction of the emergency drive. Architect Kim replied it is proposed because it will merely be used as a drive-thru access, and not for stationary parking purposes. Mr. Kustusch added that the State requested grasscrete; infill of which could consist of either grass or stone--which may be preferable for plowing purposes. Com. Thompson requested confirmation that the area would be plowed and maintained during snow events for ambulance and engine accessibility—especially since plows will throw snow from Butterfield Road onto such emergency access. Com. Pepple inquired whether grasscrete would support 72,000 pounds. Mr. Kustusch replied grasscrete could support 72,000 pounds and confirmed responsibility for maintenance.

Com. Miller inquired whether the building has elevators. Mr. Kim confirmed that two hospital-size elevators would be located in the building—one on each side. Com. Miller then questioned how residents reach the grocery store if they do not own vehicles; Mr. Barry replied via a combination of services such as a Pace bus, Uber, etc. Com. Miller then asked whether all broken pavement on site would be removed; Mr. Kustusch replied that everything cross hatched on the plan would be removed. Com. Pepple commented that people living in elderly independent living situations do not typically have a need for one automobile per person; therefore parking would be sufficient for this use.

Per Com. Cosgrove's request, Eng. Hocking explained the "high activity" photometrics designation per staff's review, which is being met within the parking spaces and drive aisles. Com. Cosgrove felt the site would be more appropriately classified as a medium-level photometrics designation—or at the least, should employ the use of timers. Com. Hocking agreed to review the photometrics classification.

Com. Cosgrove commented favorably on the landscape plan; however, he inquired as to saving existing quality trees on site within the construction area—especially the oak. Architect Ryan replied that due to construction compaction, grade, light, and drainage changes, the referenced trees cannot be saved, particularly the oak, as there is insufficient room on site to leave the roots undisturbed. That said, approximately 20 trees on the western edge of the site would be retained. New trees selected for the southern boundary of the site would take canopy spread into consideration, along with planting locations in excess of 10 feet along said property line, to take advantage of the State's right-of-way.

As to foundation landscaping, Pl. Domovessova clarified that although a 20-foot foundation landscape requirement exists per the Zoning Ordinance, up to 50 percent could be reduced

subject to Plan Commission approval, provided that such amount is being redistributed and provided elsewhere on site, for architecture and access purposes.

Audience comment was as follows:

- Resident Charles Scouten of Forestview Drive North inquired as to electric charging stations, and felt Warrentville should be in the lead for promoting them. Pl. Domovessova replied that although it is not a requirement of the Zoning Ordinance, staff makes such recommendation for all new apartment subdivisions and it will be discussed with the applicant, as it is a best practice.
- Representing the property owner directly to the north of the subject property, Attorney Kevin Carrera of Wheaton's Rathje, Woodward law firm expressed that his client is pleased with and in support of the proposal to increase buffers and shift the building toward Butterfield Road to lessen the impact on said property.
- Resident Bob Siebert of Albright Court inquired whether the parking lot elevation has changed from that of the first proposal, as the previous plan indicated an eight-foot difference, whereas the current plan shows an approximately five-foot difference. Eng. Kustusch replied elevations were altered slightly; however, the slope still flows from Batavia Road to the rear of the property. Mr. Siebert claimed that with an approximately nine-foot elevation, structurally, a 12-inch depth block cannot be used. Mr. Kustusch replied the block has not yet been selected at this point.

Mr. Siebert inquired as to whether it is the Federal government or State government that establishes the regulation, administration, and control of the individuals accepted into the housing project. Ms. Shullo responded it is neither; an application is submitted and a background check is performed to ensure that applicants have a good background and the wherewithal to move into the development. Strict guidelines are followed as to HUD income requirements, which Ms. Shullo stated is the only requirement of applicants.

Mr. Siebert commented that the proposed grasscrete surface would be insufficient to handle a 70,000-pound fire truck, as it is a porous concrete product that is not as dense as a compressed product, is not interlocked, and with a freeze/thaw cycle, it will move and break with weekly and monthly use. In his opinion, a 12-inch base of compacted CA6 with stone is a necessity for this area.

Mr. Siebert then commented on the economic costs of the project. Per Warrentville Fire Chief Denny Rogers, each time an ambulance and fire engine visits a site the cost amounts to \$800. Since Medicare/Medicaid reimburses only \$220 per trip, this results in the community paying the remaining \$580 per visit.

Moreover, because the subject property is located in a TIF district, Mr. Siebert asserted the Fire District will receive less money. His research indicated that Monarch Landing entered into an agreement with School District 203 wherein it pays 80 percent less in property taxes. Mr. Seibert expressed concern that such reduction in taxes would also apply to this development in the future, especially given that its clientele are not producing children for education. He questioned what would restrict Alden from also

asking for this reduction, and asked for confirmation that such reduction would never be requested during the next 23 years. Ms. Shullo replied Alden will be paying full real estate taxes. Attorney Friedland stated no commitment would be made with respect to property taxes as part of this zoning hearing; however, in the past, he admitted that Alden has requested reduced impact fees from other school districts. Attorney Friedland then asked the relevance of this line of questioning. Mr. Seibert stated that 67 percent of funds in the TIF District come from School District 200, and it is important for the citizens to ensure a property tax reduction does not occur.

Finally, Mr. Siebert was not in favor of the site's circulation, as it is not appropriate to take all vehicles through a parking lot, and he anticipates problems will arise. A TIF District should result in improvement for the taxpayers. He then quoted Ch. Davis' comment from a 1991 Cantera public hearing, "Business and industry give more than they take," and felt it should apply in this instance.

Com. Miller inquired as to how the grasscrete entrance/exit would be restricted to other traffic. Mr. Hammer replied that bollards and a chain would typically be used for this purpose, and upon approach, the Fire District would cut the chain. He confirmed a three-inch curb at such location. Com. Thompson commented that he anticipated the chain to be cut quite frequently. Mr. Hammer then responded that Alden would work with staff to arrive at a suitable barrier. Com. Pepple asked for confirmation that Alden would be responsible for maintaining such emergency access if it deteriorates; Mr. Hammer replied in the affirmative.

There being no further comments, Pl. Domovessova provided direction that if the Commission is comfortable with the proposal, the public hearing may be closed tonight, as no new information is expected. The staff recommendation would then be presented at the next (June 20, 2019) Plan Commission meeting.

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

*For specific details of this public hearing presentation and discussion, please refer to the court recorder's transcript, which is available for viewing in the City of Warrenville's Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555.*

3. 27555 Diehl Road / Little Friends, Inc.  
Located on the south side of Diehl Road, east of Bulger Court  
Project No. 2019-0213  
Request for the following approvals, which would allow Little Friends, Inc. to operate programs for children and adults with autism and other development disabilities and modify the site by providing student drop-off areas and an outdoor playground:
  - (a) Site Specific Amendment to the Cantera Development Control Regulations to allow for "schools, public and private use" in the Light Industrial Park Use Area;

- (b) Major Amendment to Planned Unit Development (PUD) plans and documents to allow for a decrease in number of parking spaces of ten percent or more; and
- (c) Any other PUD exception/variation necessary to allow for the implementation of the proposed PUD plans.

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

For the benefit of the audience, Ch. Davis provided a brief reintroduction to the request and explained the public hearing process that would ensue. Ch. Davis assured the assembly that both the Commission and the general public would have an opportunity to ask questions and/or provide comments on the project after the applicant's presentation.

Little Friends, Inc. President and CEO Mike Briggs, Wight & Company Vice President, Land Development Byron Wyns, and KLOA Traffic Study Engineer Eric Russell were in present to address the Commission.

Mr. Briggs reported he recently met with Ed Hoy's President and CEO to discuss the plan and traffic flow, and they were amenable to the proposal and look forward to Little Friends' move to Cantera.

To address the issue of traffic flow near the south end of the building in the event a circulation problem arises, Mr. Briggs met with City staff to review a proposed alternative plan that creates additional space by turning parking spaces to be parallel to Diehl Road. Parking would be reduced in this alternative plan. Little Friends has agreed to this alternative proposal if an issue arises.

Com. Cosgrove pointed out the confusion a developer faces when opposing information from two sources (Building Department and Fire District) is provided.

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

COM. PEPPLER MOVED, SECONDED BY COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF (i) A SITE SPECIFIC AMENDMENT TO THE CANTERA DEVELOPMENT CONTROL REGULATIONS TO ALLOW A "SCHOOLS, PUBLIC AND PRIVATE USE" ON THE SUBJECT PROPERTY WITH A LIGHT INDUSTRIAL PARK LAND USE DESIGNATION, AND (ii) A MAJOR AMENDMENT TO THE PREVIOUSLY APPROVED PUD PLANS TO ALLOW A DECREASE IN THE NUMBER OF PARKING SPACES OF TEN PERCENT OR MORE, AS LISTED ON EXHIBIT A AND SUBJECT TO THE CONDITIONS OUTLINED IN SECTION II OF THE "ANALYSIS" PORTION OF THE STAFF REPORT DATED MAY 9, 2019, REVISED JUNE 6, 2019, REGARDING ALTERNATIVE PARKING DESIGN ON THE SOUTH SIDE OF THE BUILDING.

ROLL CALL VOTE:



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

MOTION ADOPTED UNANIMOUSLY.

The Applicant was informed the City Council would consider tonight's recommendation at its June 17, 2019, meeting, and was encouraged to attend.

*For specific details of this public hearing presentation and discussion, please refer to the court recorder's transcript, which is available for viewing in the City of Warrenville's Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555.*

D. CITIZENS' COMMENTS

None.

E. APPROVAL OF MINUTES

1. Special Meeting of May 13, 2019

COM. COSGROVE MOVED, SECONDED BY COM. LOCKETT, TO APPROVE THE MINUTES OF MAY 13, 2019. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

2. Regular Meeting of May 23, 2019

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO APPROVE THE MINUTES OF MAY 23, 2019. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

F. CHAIRMAN'S REPORT

No report.

G. SENIOR PLANNER'S REPORT

Pl. Domovessova reminded Commissioners the next meeting will include the Alden recommendation. Due to the July 4th holiday, July 18<sup>th</sup> will be the only meeting next month.

H. MAYOR'S REPORT

No report.

I. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLE, TO ADJOURN THE MEETING AT 8:35 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 6/20/19

  
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Marie Lupo, Recording Secretary