

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting
Held on Thursday, July 18, 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, Byron Miller, Shannon Burns, Andrew White

PC Excused/Absent: Elizabeth Chapman

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

ZBA Excused/Absent: None

Also Present: Sr. Planner Natalia Domovessova, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. PUBLIC HEARING

1. 4300 Weaver Parkway / Academy of Dance Arts, Inc.

Located on the east side of Weaver Parkway, north of Diehl Road

Project No. 2019-0372

Request for approval of a Site Specific Amendment to the Cantera Development Control Regulations to allow for a “schools, commercial and trade” use in the form of a dance academy in the Light Industrial Park Use area. If approved, this would allow the Academy of Dance Arts to operate dance classes in an approximately 15,000-square foot portion of the existing 50,000-square foot office building.

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.

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

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to Applicant Gregory Jones of the law firm Ancel Glink, P.C., and later to Sherry Moray of Sugar Grove, Illinois, Founder and Artistic Director of the Academy of Dance Arts. Also in attendance were Mari Rodriguez of Dynacom Management and Jonathan Murawski of Robert Juris and Associates Architects, Ltd.

Mr. Jones 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. Mr. Jones indicated on the site plan the 15,000-square foot area of the 50,000-square foot currently vacant one-story building, which would be transformed into the proposed fine arts training and practice facility that includes five studios, a reception area, office, locker rooms, and changing rooms. The site houses approximately 191 parking spaces.

The academy would serve ages K-12, who would be enrolled in class offerings of a broad range of skill levels 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 (without obscene language), and tap. 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 complement a future tenant of the building in not only traffic generation, but also parking availability. Enrollment typically heightens during winter months and lessens during summer months. Mr. Jones stressed that the space will not be used for performances, which currently take place at the College of DuPage.

In addition to serving regional students, Mr. Jones stated the academy will provide convenience to Warrenville resident enrollees. Because parents rarely remain to observe lessons, but rather run errands during such time, the academy will draw consumers to Warrenville's restaurants and shopping, thus supporting the City's tax base. In addition, he surmised the academy will facilitate full occupancy of the building's remaining 35,000 square feet of vacant space. Mr. Jones also stated the studio use is consistent with the Comprehensive Plan, and the surrounding area's uses (preschool, office, hotel, and medical).

Prima Ballerina Moray expounded on the immeasurable benefits of early childhood instruction, in response to Ch. Davis' inquiry. She has graduated 17 students from the academy this year who have been her students since early childhood, some of whom are progressing into college programs, summer programs in Monte Carlo and Canada, and one of whom was awarded a part on Broadway.

Ch. Davis inquired whether the Applicant received a copy of the staff report, and Mr. Jones replied in the affirmative. Com. Davis then requested confirmation that the building owner would maintain on-site landscaping, to which Attorney Jones replied in the affirmative.

Com. Miller expressed confusion as to exhibits in the backup information, and received such clarification.

Com. Lockett inquired as to a projected opening date; Mr. Jones replied the drawings are ready to be submitted pending recommendation by the Commission and approval by City Council; the opening date is projected to be later this year.

Com. Pepple complemented the applicant on not requiring request relief for the project, and was in favor of the proposal as being a beneficial addition to town.

There were no questions or comments from the audience.

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

CH. DAVIS MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A SITE SPECIFIC AMENDMENT TO THE CANTERA DEVELOPMENT CONTROL REGULATIONS TO ALLOW A "SCHOOLS, COMMERCIAL AND TRADE" USE IN THE FORM OF A DANCE ACADEMY ON THE SUBJECT PROPERTY WITH A LIGHT INDUSTRIAL PARK LAND USE DESIGNATION, SUBJECT TO THE CONDITIONS OUTLINED IN SECTION II OF THE "ANALYSIS" PORTION OF THE STAFF REPORT DATED JULY 18, 2019.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Lockett, Burns, White, Miller, Thompson

Nay: None

Absent/Excused: Chapman

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

No comments.

E. APPROVAL OF MINUTES

1. Regular Meeting of June 20, 2019

COM. COSGROVE MOVED, SECONDED BY COM. WHITE, TO APPROVE THE MINUTES OF JUNE 20, 2019, WITH THE FOLLOWING CHANGE:

- Page 2, paragraph 3, line 3 – Insert "assessed value or" after "taxes."
- Page 3, paragraph 2, line 1 – Delete "corrected" and insert "disagreed with" and delete "clarifying" and insert "stating."
- Insert new next paragraph - "Com Cosgrove reiterated that according to the Naperville Township Assessor, Monarch Landing does not receive any special tax reduction."
- Page 4, first bullet point – Delete "will ensure that it can be subdivided into three lots" and insert "would make the closing contingent upon approval of the three-lot subdivision before they would close on the purchase."

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

2. Special Meeting of July 2, 2019

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLE, TO APPROVE THE MINUTES OF JULY 2, 2019. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

F. CHAIRMAN'S REPORT

Ch. Davis expressed gratitude to Com. White for his service on the Plan Commission, which he must terminate due to a relocation to Winfield.

G. SENIOR PLANNER'S REPORT

Pl. Domovessova reported that on Monday, the City issued a building permit for the Riverview West project, which allows the developer to begin construction of the garage. The developer continues to address various issues, including obtaining access for off-site improvements from the Illinois Division of Transportation, and working with the school districts regarding boundaries.

This week, Covington delivered Vanguard's final PUD submittal, which appears to be in order.

Staff received revised engineering plans from the Thornton's and Speedway projects; however, building permit applications have not yet been submitted.

Various concepts have been floated for development of the site at the northwest corner of Route 59/Duke Parkway, including a hotel/retail, and a gas station/retail strip mall, but nothing has been solidified to date.

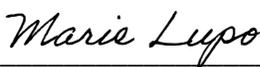
Staff continues its conversations with Culver's representatives. Culver's submitted a revised concept; however, because its corporate guidelines incorporate a drive-thru feature, it does not address one of the Everton project's key aspects--fostering a pedestrian-friendly environment. M/I Homes is assisting staff in negotiations.

The Plan Commission will review the Covington Vanguard final PUD and Park District temporary use permit requests at its August 8, 2019, meeting. On Monday, the City Council authorized PC/ZBA discussion of text amendments at a September meeting, one of which would relate to recreational marijuana dispensaries. Backup information on other municipalities' approach will be compiled. Ch. Davis suggested staff include Naperville's ordinance, which Com. Cosgrove reported disallowed such dispensaries because the City wanted to continue its reputation as a family-friendly community.

H. ADJOURN

COM. COSGROVE MOVED, SECONDED BY CH. DAVIS, TO ADJOURN THE MEETING AT 7:31 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 8/8/19



Marie Lupo, Recording Secretary