

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting Held  
on Thursday, August 8, 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 Peple, Elizabeth Chapman, Byron Miller, Shannon Burns

PC Excused/Absent: Al Thompson

ZBA Present: John Davis, Tim Cosgrove, John Lockett, Robert Peple, Shannon Burns

ZBA Excused/Absent: Al Thompson

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

C. OLD BUSINESS

1. 28250 Diehl Road / Covington Realty Partners/Paul Langdon

Located west of Winfield Road, north of Diehl Road, at the northwest corner of the Regal Theater/Main Event site

Project No. 2017-0885

Request for the following approvals:

- (a) Final Plat of Subdivision, which would subdivide 26.897-acre Lot 10 in Cantera Subarea G (Regal Theater/Main Event) into two lots, thereby creating a new 5.425-acre lot at the northwest corner of Cantera Subarea G; and
- (b) Final Planned Unit Development (PUD) special use permit for redevelopment of a newly created 5.425-acre lot with a 242-unit, four-story, apartment building housing a 366-space internal parking garage, 109 surface parking spaces, and related landscape improvements.

Paul Langdon of Covington Realty Partners addressed the Commission and directed attention to a PowerPoint presentation, which summarized the project as follows:

Currently the site is a parking lot, and is not located in any flood zones. The Final Plat will create a new Lot 12 from the existing Lot 10. The property owners of surrounding off-site lots are fully aware of the development and in agreement with the proposal.

The Site Plan consists of four stories; 242 Units (850 square feet per unit inside, average); 475 parking spaces, 366 of which are in the garage, 1.95 parking spaces per unit; trail and sidewalk connections; a complete entry road, and 28.4% landscaping (the existing landscaping is 9%).

Because rents in this area have held up well, amenities were enhanced to include:

- Staffed clubhouse with meeting space

- Business center
- Demonstration kitchen
- Coffee and juice bars
- Wine room
- Package room
- Game room
- Fully equipped fitness facility with Peloton bikes, and bike storage with repair station
- Two-story exercise space with climbing wall
- Multi-sport swing simulator for golf, baseball and tennis
- Courtyard swimming pool, patios and barbeques
- Fenced dog park
- Pet wash station

Units are comprised of Studios, 1, 2, and 3 bedrooms, ranging from 500 to 1,448 square feet. Included are stainless appliances, electric heating, custom cabinets, granite countertops, heated bathroom floor, in-room network, pendant lighting, nest thermostats, walk-in closets, a television-mirror, and balconies on most units. Numerous emergency exits exist, including the main entrance, clubhouse entrance, garage (3) and stairwell. A fire exit exists on the east side of the building; emergency vehicles could access via the clubhouse and/or garage. Five stairwells and three elevators are located throughout the building.

As approved under Preliminary PUD, a contemporary architecture design integrates the building with nearby large retail and office buildings. Building materials consist of a combination of natural colored panels, stucco and brick. Windows are abundant; the multi-layer vinyl roofline and wall depth is varied. The interior (courtyard) walls are enhanced with the same fenestration as the exterior walls. HVAC units will be located in the middle of the rooftop for screening purposes. The garage elevations have deep score lines and match the residential component in paint colors and a white “cap.” The manufacturer rates building materials with a 30-year lifespan before replacement of stucco; 100 years for brick; 30 years for balcony fiber cement, and 30-40 years for cedar.

A backlit sign will add interest, and distinctive night lighting with shielded fixtures will enhance ambiance. Additionally, Mr. Langdon has taken over responsibility for implementing the sign package for the overall site.

Foundation landscape plantings measure several rows deep. A continuous tree line runs along the north edge of the property, with ornamental trees sprinkled throughout the landscape. A fully landscaped courtyard includes three trellis-covered areas, eight gas barbeques, varied seating, and a large pool deck, with diverse sun and shade environments. Seating areas have permeable pavers. A retaining wall will be built on the west side to manage the ten-foot grade change across the project. Wetland mitigation includes appropriate plantings around the pond.

Mr. Langdon concluded that the final project is consistent with the Preliminary PUD approval, and contains the highest level of amenities. The project also includes a paved trail, complete entry repaving, and a new sidewalk from Diehl Road. Work will begin as soon as possible; however, Subarea G issues will be resolved prior to commencement of work. The property

owner has no objections to having a sidewalk cut across a corner of existing grass on Lot 2. The building will be divided into three phases of occupancy; however, there will be no pauses in construction.

Mr. Langdon confirmed his client will comply with all conditions of the staff report.

The ERP will post a surety bond to ensure that work is completed in a timely manner. Street trees along Diehl Road are the responsibility of ERP; Covington will maintain the walking path.

The studio units will rent for \$1,000 per month; the largest units will rent for up to \$2,800 per month. The development was not planned for Section 8 housing; however, it cannot be refused.

Trash will be removed via the back of the development.

Audience comment was as follows:

- Emily Larson, Elizabeth Avenue – After inquiring as to locations of the three elevators, and confirming building security, in her opinion the proposal is the best of four projects coming to Warrenville, and she is confident it will be a showplace. She appreciated amenities such as the solar and sun plan, accurate plant species selection (including incorporation of Rudbeckia, the official City flower), and seating areas for the courtyard. She cautioned against the use of volcano mulching.

COM. PEPPLER MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE FINAL PLAT OF SUBDIVISION PREPARED BY WOOLPERT INC., DATED JULY 9, 2019, SUBJECT TO THE APPLICANT AND PROPERTY OWNER REVISING THE PLAT AND ADDRESSING ALL CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS SECTION OF THE AUGUST 1, 2019, STAFF REPORT PRIOR TO CITY EXECUTION AND RECORDING.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Lockett, Burns, Miller, Chapman

Nay: None

Absent/Excused: Thompson

MOTION ADOPTED UNANIMOUSLY.

COM. PEPPLER MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE SPECIAL USE OF THE FINAL PUD PLANS FOR THE VANGUARD CANTERA APARTMENT PROJECT LISTED ON EXHIBIT A AND SUBJECT TO THE CONDITIONS OUTLINED IN SECTION III OF THE ANALYSIS SECTION OF THE AUGUST 1, 2019, STAFF REPORT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Lockett, Burns, Miller, Chapman

Nay: None

Absent/Excused: Thompson

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MOTION ADOPTED UNANIMOUSLY.

Mr. Langdon projected completion of the project in approximately 25 months, aided in part by Regal Theater ownership's agreement to waive cessation of construction during the movie high season (November thru January).

D. NEW BUSINESS

1. 3S260 Warren Avenue / Warrenville Park District  
Project No. 2019-0541  
Request for approval of a Temporary Use Permit to allow the Warrenville Park District to conduct certain temporary events each year in 2020 through 2022, which involve street closures and alcohol sales.

Warrenville Park District Recreation/Fitness Coordinator Sheri Potter addressed the Commission to discuss proposed events, some of which are continual, and a few of which are new. In going forward, all Summer Movies in the Park events will take place at Cerny Park for electric accessibility and convenience purposes.

Ms. Potter confirmed the Park District will comply with all conditions of the staff memo. Commissioners expressed no concerns with the proposal.

COM. PEPPE MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL GRANT CONDITIONAL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT TO ALLOW THE PARK DISTRICT TO CONDUCT TEMPORARY EVENTS EACH YEAR IN 2020 THROUGH 2022, OUTLINED IN TABLE 1, AND SUBJECT TO THE CONDITIONS SET FORTH IN, THE STAFF REPORT DATED AUGUST 8, 2019.

ROLL CALL VOTE:

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

MOTION ADOPTED UNANIMOUSLY.

E. COURTESY REVIEW

1. Everton Commercial Site, 3S525 Route 59, 29W741 Ivan Albright Street / Culver's Restaurant  
Located on the east side of Route 59, south of Ivan Albright Street, north of Illinois Prairie Path  
Potential request for approval of a revised preliminary/final Plat of Subdivision, final PUD, various PUD exceptions, and Special Use Permit for drive thru, which together would allow construction of a 4,130-square foot Culver's Restaurant with drive thru facility, outdoor seating, and associated parking lot on a 3.5-acre lot in the Everton development.

ARC Design Resources Inc.'s Ryan Swanson and Project Manager Lauren Downing, along with Jeff and Marcia Newkirk, Owner/Operators, addressed the Commission.

Mr. Swanson directed attention to the building elevation, which will be vertically and horizontally articulated in three layers of earth tones on all four elevations. The base layer will consist of stone; the middle layer includes stone columns and corners, Hardie Board cement siding, fabric awnings over siding, and windows with gooseneck lighting and sconces. The top layer will consist of a cornice, coping, and parapet that screens rooftop mechanicals. A patio with outdoor seating can be accessed via doors leading to a sidewalk on both sides of the building. It will be landscaped and concrete flower pots with seasonal plantings will be positioned in its corners. A masonry trash enclosure with a blue cap and metal/painted cedar doors will be situated on the south side of the building, near an access door from the inside. Three exterior trash containers will be located on the site. Cardboard will be recycled; however, recyclable materials are not segregated, as patrons have not traditionally been receptive to cooperating in this endeavor. Trash is picked up prior to restaurant opening, between 6:00 a.m. and 7:00 a.m. Given the surrounding residential development, Ch. Davis expressed concern regarding trash maintenance.

Ms. Downing pointed out two driveways—one on the site's north side along Cambridge Street, and another that provides shared access with the development to the south on Camden Drive. The majority of parking is located along Route 59. Nine stacking stalls are provided for the drive thru lane, which has a speaker for placing an order, a window for payment, and waiting stalls. A bypass lane allows for transit maneuverability. Com. Pepple envisioned a safety problem with employees crossing over the transit lane to deliver food to patrons in waiting stalls.

Four locations for pedestrian connectivity are provided: on the multi-use path, along the north sidewalk, and along the east sidewalk. The crosswalk connection at the drive thru will be raised for safety purposes.

The landscape plan has not yet been completed; however, it will be consistent with the overall landscape design for the entire commercial area development. Mr. Swanson confirmed the need for fairly dense landscape screening of lights and noise to protect the residential development adjacent to the east.

Mr. Newkirk was only aware of one potential variance to request a 15-foot sign height, which would be necessary to avoid blocking it from view if a tall vehicle parks nearby. When later asked if it would be a deal-breaker, he replied it is extremely important because the business must be visible. The sign is that of an electronic message board that includes the flavor of the day—which will draw in patrons. Com. Cosgrove offered a solution to the tall vehicle scenario, i.e., installation of “compact cars only” parking signs in said parking spaces; Mr. Newkirk replied that such signs are constantly ignored.

The drive thru element typically represents 50 percent of business. Restaurants provide free Wi-Fi. One parking space is typically provided for every two seats of interior dining. Off-street parking can also be accommodated along Camden Drive. Hours are 10:30 a.m. to 10:00 p.m.; however, closing hours are sometimes extended during the summer months between Memorial Day thru Labor Day, until 11:00 p.m.

Com. Burns expressed favor with the proposal, because it would likely encourage more businesses to come to Warrenton.

Com. Pepple highly touted Culvers as being a clean family restaurant with good food. He felt the alternatives would be much worse.

Com. Lockett supported the concept and felt it fit in well in the location. He felt it is good for the City to have something new to eat. He expressed concern that truck traffic may park in the rear.

Coms. White and Chapman also expressed favor with the project.

Com. Cosgrove questioned the alignment of the east entrance to the building. Pl. Domovessova replied that at this point it does not align with the Camden Drive pedestrian crossing to the east; however, staff commented in its memo that the best location should be defined, and the landscape island on the west side of Camden Drive should be shifted accordingly. Mr. Newkirk replied he would work with the developer to determine the best location for the entrance. Com. Cosgrove suggested incorporation of an architectural feature such as that of a small arbor to highlight the entrance for people on the sidewalk.

Mr. Newkirk inquired whether the 120-day approval process could be expedited. Dir. Mentzer explained the public hearing process and City Council meeting dates that dictate the timeline.

Com. Cosgrove inquired as to when the developer can be provided an improved pad for the project. Dir. Mentzer replied the project is currently behind schedule due to inclement spring/early summer weather. Audience member Stu Aschauer of Landon Avenue suggested issuance of a quick-start permit to facilitate development.

Audience member Emily Larson of Elizabeth Avenue expressed favor with the proposal.

Ch. Davis provided his support and summarized the Plan Commission appears to be supportive of the project.

Mayor Brummel was of the opinion that the project would be a good addition and well received by the community.

F. OTHER BUSINESS\*

1. Plan Commission/Zoning Board of Appeals  
Nomination of Plan Commission Secretary.

Upon the resignation of Commissioner Andrew White, Ch. Davis entertained nominations for the position of Plan Commission Secretary.

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, TO NOMINATE COM. LOCKETT TO SERVE AS PLAN COMMISSION SECRETARY. COM. LOCKETT ACCEPTED SUCH NOMINATION, AND THE MOTION WAS ADOPTED UNANIMOUSLY VIA VOICE VOTE.

G. CITIZENS' COMMENTS

No comments.

H. APPROVAL OF MINUTES

1. Regular Meeting of July 18, 2019

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

- Page 4, Paragraph 3 – Delete “Atlantic Realty delivered Covington” and insert “Covington delivered.”

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

I. CHAIRMAN'S REPORT

No report.

J. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported a notice of public hearing will be published for September 19, 2019, to involve the community in the discussion of adjusting the Zoning Ordinance to either permit or prohibit the sale of recreational marijuana in Warrenton. In attendance will be an attorney who specializes in best practices for these types of businesses.

Ch. Davis inquired whether a discussion of foundation landscaping should be included as a potential text amendment, as it continues to be an issue in commercial proposals. Dir. Mentzer replied a developer is typically notified of potential foundation landscape issues prior to a public hearing, and if he pursues the request, it is classified as landscape relief.

Com. Cosgrove wondered aloud whether the ten stacking space requirement for a drive thru is still the proper number. Dir. Mentzer replied it is technically more than that which is necessary; however, it depends on the restaurant type and operation. Although there is no magic number, he would not have a problem if the number were lessened.

K. SENIOR PLANNER'S REPORT

No report.

L. MAYOR'S REPORT

Mayor Brummel was pleased to report new member, Jessica Tullier, will be joining the Commission following the August 19, 2019, City Council meeting.

M. ADJOURN

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

Approved: 9/19/19

*Marie Lupo*

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Marie Lupo, Recording Secretary