

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, September 7, 2023
At Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Cosgrove called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Natalie Clemens, Kennedy Hartsfield, Bob Vavra, Mark Taylor, Rachael Fawell,

Excused: Byron Miller, Carla Sanfilipp, Jessica Tullier (arrived late)

ZBA Present: Tim Cosgrove, Mark Taylor, Kennedy Hartsfield, Bob Vavra

Excused: Byron Miller, Carla Sanfilipp, Jessica Tullier (arrived late)

Also Present: Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Permit and Zoning Technician Chris Santos

Not in attendance: Community and Economic Development Director Amy Emery

C. NEW BUSINESS

1. 2S222 Sanchez Drive / Laurence Mettevelis

Located at the corner of Sanchez Drive and Elmwood Court/Public Hearing

COMMISSIONER TAYLOR MADE A MOTION TO OPEN THE PUBLIC HEARING FOR 2S222 SANCHEZ DRIVE. SECONDED BY COMMISSIONER VAVRA. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Chairman Cosgrove mentioned that a courtesy review was done at the last meeting for the applicant, subsequent to that Mr. Mettevelis sent in a revised site plan with the suggested modifications made.

After being sworn in, Laurence Mettevelis, the owner of 2S222 Sanchez Drive, stated he would like to build a new garage and put it to the south end of his lot and convert the old garage into added space for his home. Mr. Mettevelis mentioned he has submitted the updated site plan to city staff and handed in the certified mailer receipts. Mr. Mettevelis also submitted letters of support from surrounding neighbors.

After being sworn in, John Markendorf, who resides at 30W071 Elmwood Court, asked the Plan Commission what Mr. Mettevelis would do with the existing garage.

Chairman Cosgrove stated Mr. Mettevelis will convert the old garage into living space

Mr. Mettevelis stated the existing driveway is to be removed.

COMMISSIONER VAVRA MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR 2S222 SANCHEZ DRIVE. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

CHAIRMAN COSGROVE MADE A MOTION THAT THE ZONING BOARD OF APPEALS RECOMMEND CITY COUNCIL APPROVAL OF A VARIATION TO REDUCE THE REQUIRED REAR YARD SETBACK FROM 20' TO 15', SUBJECT TO APPLICANT'S COMPLIANCE WITH THE CONDITIONS OUTLINED IN THE SEPTEMBER 7, 2023, COMMUNITY DEVELOPMENT STAFF REPORT.; AND THE SUBMITTED APPLICATIONS, PLANS, AND DRAWINGS LISTED AS ATTACHMENT A. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

2. 29W573 Batavia Road / Julie Draus/ The Car Clinic

Located east of the intersection of Batavia Road and IL Route 59/Public Hearing

CHAIRMAN COSGROVE MADE A MOTION TO OPEN THE PUBLIC HEARING FOR 29W573 BATAVIA ROAD. SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

After being sworn in, Julie Draus, the owner of The Car Clinic located at 29W573 Batavia Road, is seeking approval for a special use permit for U-Haul rental trucks to be stored outside her auto shop.

Chairman Cosgrove stated in the applicant's proposal, that U-Haul trucks will be stored behind the building in the gravel parking lot. Chairman Cosgrove suggested adding a fence on the northwest side of the property and does not see a need for a fence on the opposite side due to there already being a row of bushes that screen that side of the parking lot.

Mrs. Draus asked the Plan Commission how long of a fence is needed for the northwest side of the property.

Chairman Cosgrove mentioned the fence would be approximately 200 feet and should match the existing white vinyl fence at the rear property line also.

Commissioner Clemens suggested shortening the screening of the suggested fence to just the length of the gravel line instead of covering almost 200 feet of the property.

Commissioner Fawell asked Mrs. Draus if she knew where the two letters of support came from since there was no reference to an address listed on the letter.

Mrs. Draus does not know who mailed in the letters of support.

Commissioner Taylor asked Mrs. Draus if there are any plans to expand the business now that they are adding U-Haul trucks to their business.

Mrs. Draus stated there are no plans to expand and that the main focus is the car repair shop.

Commissioner Clemens asked Mrs. Draus where the U-Haul trucks that are returned overnight going to be parked at on the property.

Mrs. Draus stated that the customers who return the U-Haul trucks can park wherever they want on their lot and also mentioned that her employees move the trucks to the back of the building in the morning the next day.

Commissioner Clemens asked Mrs. Draus if the 10 U-Haul truck limit would be exceeded at her property with the drop-offs.

Mrs. Draus stated she has had discussions with their U-Haul representative and they are aware of the limited amount of space for U-Haul trucks that can be stored on her lot. Mrs. Draus mentioned she told the U-Haul representative that they do not want a lot of U-Haul trucks to be parked near their customers' cars.

There were no other public comments.

COMMISSIONER VAVRA MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR 29W573 BATAVIA ROAD. SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Chairman Cosgrove suggested adding a fence along the northwest side of the property and mentioned to Mrs. Draus that they could put the fence to the back of the gravel parking lot or to the back of the property line. Chairman Cosgrove also asked that a linear footage of the proposed fence be added to the details of the permit application.

Commissioner Hartsfield opposed the suggestion to add a fence to the property.

Commissioner Vavra opposed the suggestion to add a fence and suggested the Plan Commission could approve this request without conditions.

Commissioner Fawell opposed the suggestion to add a fence.

Chairman Cosgrove stated if a fence is not going to be added as an approved condition then suggested adding more landscape to screen the trucks away from the neighbor's view if their neighbors request it.

Mrs. Draus stated they have a good relationship with their neighbors and would work with them if any concerns arise in the future.

COMMISSIONER TAYLOR MADE A MOTION FOR THE PLAN COMMISSION TO RECOMMEND CITY APPROVAL OF A SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE OF U-HAUL EQUIPMENT, SUBJECT TO APPLICANT'S COMPLIANCE WITH THE CONDITIONS OUTLINED IN THE SEPTEMBER 7, 2023, COMMUNITY DEVELOPMENT STAFF REPORT,; AND THE SUBMITTED APPLICATIONS, PLANS, AND DRAWINGS LISTED AS ATTACHEMENT A. SECONDED BY COMMISSIONER VAVRA. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

3. City of Warrentville/Zoning Ordinance Auto Use Text Amendments

Public Hearing

COMMISSIONER TAYLOR MADE A MOTION TO OPEN THE PUBLIC HEARING FOR THE CITY OF WARRENVILLE AUTOMOBILE TEXT AMENDMENT. SECONDED BY COMMISSISONER VAVRA. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Planner Maszka summarized the proposal for this automobile text amendment. Planner Maszka stated that city staff has proposed these changes for the following reasons:

- To accommodate more recent proliferated uses.
- Responding to development inquiries.
- To promote change of use.
- Economic development

Planner Maszka stated the most recent update to the proposed text amendment is to add two new automobile uses to the table which are Automobile detailing shop and Automobile indoor storage.

Chairman Cosgrove asked Planner Maszka if washing, cleaning, waxing, and sealing would be considered “aesthetic modification” as stated in the new definition of Automobile Detailing Shop.

Planner Maszka confirmed that this is correct.

Chairman Cosgrove mentioned the city attorney recommended changing the table rather than creating a new category so that it may be easier to enforce.

CHAIRMAN COSGROVE MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR THE CITY OF WARRENVILLE AUTOMOBILE TEXT AMENDMENT. SECONDED BY COMMISSISONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

CHAIRMAN COSGROVE MADE A MOTION FOR THE PLAN COMMISSION TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED AUTOMOBILE RELATED TEXT AMENDMENTS AS OUTLINED IN THE SEPTEMBER 7, 2023 COMMUNITY DEVELOPMENT STAFF REPORT. SECONDED BY COMMISSIONER HARTSFIELD. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

D. OTHER BUSINESS

1. 27W126 Galusha Ave/ Jason LaRusso

Located on the north side of Galusha Avenue, west of Herrick Road
Courtesy Review

Jason LaRusso, the homeowner at 27W126 Galusha Avenue, is proposing to install an in-ground pool in the front yard of his lot. Mr. LaRusso explained stated that due to the fact that his house is on the rear part of a flag lot the only place to put the pool would be in the front yard and not his back yard. Mr. LaRusso mentioned that the city zoning ordinance does not allow pools to be in the

front yard and was told a variance would have to be approved first. Mr. LaRusso stated that there is no expectation of any disturbance that might affect the neighbor to the south.

Chairman Cosgrove asked Mr. LaRusso if his home was connected to the city sewer.

Mr. LaRusso confirmed his home is hooked up to the city sewer.

Commissioner Clemens asked Mr. LaRusso if there were any additional plans to add any accessory structures with this proposed in-ground pool.

Mr. LaRusso stated there is a plan to add a grill station with the in-ground pool, but his pool contractor mentioned that they will not go deep in a firm quote for the job unless the homeowner gets their variance approved first.

Commissioner Clemens asked Mr. LaRusso where the filtration system for the pool will be placed on the property.

Mr. LaRusso stated the filtration system for the pool will be placed near the back of the house which will be screened off by the trees that line across yard.

Chairman Cosgrove asked Mr. LaRusso how much of the yard he plans to enclose in a fence.

Mr. LaRusso stated he plans to enclose the pool area only.

Commissioner Hartsfield asked Mr. LaRusso if he could consider installing the pool on the east side of the garage.

Mr. LaRusso stated that they cannot install a pool on the east side of the front lot due to a six-foot drop-off.

Planner Maszka stated that the proposal from the applicant is straightforward and has not additional information to add.

Commissioner Hartsfield suggested to Mr. LaRusso to obtain letters of support from surrounding neighbors to help his case when he comes back for the formal process.

Mr. LaRusso asked the Plan Commission if the in-ground pool were to have a pool cover installed would there still be a requirement for a fence to be put up for the pool.

Assistant Community Development Director Arguilles stated in the city zoning ordinance there is a requirement for a fence to be put up for the installation of a pool.

Chairman Cosgrove stated the fence is a City requirement and suggested that it may also be required by his insurance carrier.

Chairman Cosgrove mentioned to Mr. LaRusso that there is general support for his proposed in-ground pool from the Plan Commission and may proceed on going forward with the formal process.

There were no comments from the public.

E. PUBLIC COMMENTS

There we none.

F. APPROVAL OF MINUTES

1. Regular Meeting of August 24, 2023

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF THE AUGUST 24, 2023 MEETING. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

G. CHAIRMAN'S REPORT

No Report.

H. ASSISTANT COMMUNITY DIRECTOR'S REPORT

No Report.

I. PLANNER'S REPORT

Planner Maszka mentioned that there will be a courtesy review for a variance request to expand a rear patio and install a retaining wall at the next meeting.

J. ADJOURN

CHAIRMAN COSGROVE MOVED, SECONDED BY COMMISSIONER HARTSFIELD TO ADJOURN THE MEETING AT 7:40 P.M. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Chris Santos, Permit and Zoning Technician