

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting
Held on Thursday, November 7, 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, Shannon Burns, Jessica Tullier, Elizabeth Chapman, Byron Miller

PC Excused/Absent: None

ZBA Present: John Davis, Tim Cosgrove, John Lockett, Robert Pepple, Elizabeth Chapman, Shannon Burns

ZBA Excused/Absent: None

Also Present: Mayor David Brummel, Community and Economic Development Director Ron Mentzer, Sr. Planner Natalia Domovessova, Consulting Engineer Dan Schoenberg, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. PUBLIC HEARING

1. Everton Commercial Site, 3S525 Route 59, 29W741 Ivan Albright Street / Everton Investment LLC / Culver's Restaurant
Project No. 2019-0841

Located east of Route 59, south of Ivan Albright Street, northwest of Illinois Prairie Path at Route 59 and Cambridge Street

Request for the following special approvals proposed for the north end of the Everton commercial area, which if approved, would allow development of an approximately 1.18-acre property with a 4,130-square foot Culver's restaurant with drive-through and outdoor dining facilities, and related site improvements:

- a. Major Amendment to the Final Planned Unit Development (PUD) Special Use Permit for Everton Mixed-Use Development Site Work Phase and Phase I;
- b. Revised Preliminary/Final Plat of Subdivision;
- c. Final PUD Special Use Permit for Everton Mixed-Use Development commercial Phase III;
- d. Special Use Permits for a restaurant with an outdoor eating and drinking facility and drive-through facility in the B-2 Community Retail district per Table 3A of Warrenville Zoning Ordinance #1018;
- e. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:
 - (i) Reduce 40-foot front/corner side yard building setbacks required under Table 4A;

- (ii) Reduce or eliminate minimum five-foot interior side/rear yard pavement setback required per Table 5B;
 - (iii) Reduce minimum number of off-street parking spaces required per Table 5E;
 - (iv) Reduce 40-foot front/corner side yard and 5-foot interior parking space setbacks required per Table 5B;
 - (v) Increase the width of commercial driveways to exceed the 36-foot maximum width established in Table 5G;
 - (vi) Reduce building foundation and interior parking lot landscaping, increase maximum spacing of parking lot planting islands per Section 11; and
 - (vii) Any other PUD exceptions/variations necessary to allow for the implementation of the proposed preliminary/final PUD plans.
- f. Variations from the following provisions of the Warrenville Sign Ordinance, which would increase maximum height of ground sign, and increase maximum area of menu board and wall signs.

COM. PEPPLE 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 Applicant Project Managers Ryan Swanson and Lauren Downing of Arc Design Resources Inc., and owner/operator Jeff Newkirk, Everton Investment LLC. Mr. Swanson addressed the Commission and directed attention to a PowerPoint presentation regarding the location, site plan, plat of resubdivision, landscape plan, building elevations, and signage.

Mr. Swanson stated Culver's would be located on the north 1.1-acre parcel of the Everton project's commercial development, which was divided into two lots. The 2.5-acre south parcel is reserved for future commercial development that connects with a cross access drive. Significant landscaping will be added along Route 59 to be consistent with the remainder of the Everton residential development, and along the parcel's perimeter to provide a barrier to the surrounding residential community. Culver's 4,100-square foot building will have outdoor seating, a drive-through with bypass lane, and building entry points on the west and east elevations. A monument sign will be located at the northwest corner of the site.

Mr. Swanson provided the basis of the variance requests, as follows:

- The 38-foot front yard building setback is due to the drive through bump out;
- The elimination of the five-foot interior side/rear yard pavement setback is due to the shared drive;

- The relief for off-site parking is based on the belief that 65 spaces is sufficient for a Culver's restaurant, and Camden Drive will provide additional parking if necessary;
- The reduction of front/corner side yard and interior parking setbacks is due to landscaping and parking, and based on the site being surrounded by three streets, with three front-yard setbacks;
- The Cambridge Street access drive width was increased due to the radii on both sides of the entry for ease of movement—especially pertaining to fire equipment;
- Landscape relief is sought because of the drive through, walkway, and trash enclosure locations. It would not be efficient to place another island along the west side of the building, as such area would not be large enough to house a tree that would thrive; and
- Monument signage is proposed to be heightened due to its setback from the bike path and site triangle. Vehicles parked in such location would block the sign if it were not raised. Thus, a stone base would raise the sign high enough for vehicles traveling northbound on Route 59 to view the "flavor of the day"—an extremely important corporate element. Visibility is crucial to sales.

Building materials would consist of stone, partial columns, cement fiberboard, canvas awnings, and E.I.F.S. coping in complimentary colors, consistent with corporate colors.

A glass drive-up window protected by steel bollards would project two to three feet from the building to allow employees a two-way view of vehicles.

Trash pickup will take place between 6:00-6:30 a.m.

Com. Pepple expressed concern about employees crossing the bypass lane to deliver food; Mr. Newkirk replied he has never experienced any issues with this arrangement in his Sugar Grove store. Although online ordering is not an option at present, it is being formulated. Patrons can also order via telephone.

Com. Miller expressed concern over two lanes converging at the walkway's raised elevation—a potential safety hazard. Mr. Newkirk replied the bypass lane is rarely used at Culver's. Com. Miller also questioned determination of the southern boundary line of the lot, as it affects on-site parking and setback variation requests. Mr. Newkirk replied Culver's staff approved the footprint of the layout. Dir. Mentzer stated the shared access drive is an efficient use of land, does not constrain the site, consolidates traffic onto Camden Drive, and is favorable over having two independent driveways.

Com. Lockett inquired why a sidewalk to the south from the trellis is not provided, to discourage patrons from taking a short cut through the landscaping. Mr. Newkirk replied ADA standards require a ramp in such area. Com. Lockett requested that bollards be added at the crossing for protection. The Applicant agreed to do so.

Com. Cosgrove complimented the Applicant on incorporating nine-foot parking spaces. He asked if stormwater storage is provided in the parking lot; the Applicant replied it was not provided; however, two pipes were provided. Com. Cosgrove also commented it would be

desirable if the crosswalks were constructed with stamped asphalt to make pedestrians aware they are in a crosswalk and provide vehicles awareness that they are in a transition area. He suggested the east/west north side sidewalk be poured with stamped concrete. The Applicant expressed maintenance concerns. Dir. Mentzer suggested staff would provide information to the Applicant in this regard.

Com. Cosgrove questioned why the southeast corner's panel would not have an awning. Mr. Newkirk replied the menu board is located in such area. Com. Cosgrove then suggested a covered entry at the shared entrance; Mr. Newkirk expressed concern over vehicles hitting into it.

Com. Cosgrove inquired whether Culver's employs green technology in its construction. Mr. Newkirk replied that Culver's achieved LEED certification in its Baraboo, Wisconsin restaurant; however, they found it to be extremely expensive for the potential benefits it reaps. He did confirm that the DeKalb and Sugar Grove restaurants have 100% LED lights. Com. Cosgrove suggested Culver's look into solar panels. He asked whether Culver's uses biodegradable packaging; Mr. Newkirk replied that although corporate requires plastic straws, it uses paper wrappings and paper boxes.

Com. Cosgrove also suggested the four-inch street address numerals on the building be enlarged, changed from black to white, and duplicated on both sides of the stone base of the street sign.

Ch. Davis inquired whether the franchisee owns both the building and land; Mr. Newkirk replied he owns both. If he decides to sell in the future, he could sell the building alone, or both the building and the business.

Consulting Engineer Schoenberg confirmed the plan is consistent with conceptual plans discussed earlier, including shared spaces for offsite parking. Although the City Code requires 20 spaces per 1,000 square feet, the national standard is 10-11 spaces. Mr. Newkirk added that Culver's uses the standard of one parking space per two restaurant seats, of which the dining room consists of 86 seats. Additionally, approximately fifty percent of Culver's business is done via the drive through.

COM. CHAPMAN MOVED, SECONDED BY COM. PEPPE, TO CONTINUE THE PUBLIC HEARING UNTIL THE PLAN COMMISSION MEETING OF DECEMBER 5, 2019. MOTION ADOPTED 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.

D. CITIZENS' COMMENTS

None.

E. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals
28W700 Purnell Road, West Chicago, Illinois 60185 / Trillium Farm
Subdivision/Pulte Homes Company
Located south of Roosevelt Road and Gary Mill Road and east of Purnell Road, in
unincorporated DuPage County
Zoning Petition Z19-062
Request for approval of Conditional Use for Planned Unit Development with the
following exceptions, which together would allow resubdivision and development
of 34-acre property with an 86 single-family home, low maintenance, ranch-style
community:
 - a. To reduce lot size from 40,000 square feet to approximately 6,900 square
feet;
 - b. To reduce lot width from 125 feet to approximately 60 feet;
 - c. To reduce corner lot width from 150 feet to approximately 63 feet;
 - d. To reduce front yard setback from 30 feet to approximately 25 feet;
 - e. To reduce corner side setback from 30 feet to approximately 15 feet;
 - f. To reduce rear yard setback from 25 ft. to 0 feet for Lots 1-9; and
 - g. To increase Floor Area Ratio (F.A.R) from 0.25.

Although it acknowledged that traffic at the Purnell/Gary's Mills Road intersection is currently backed up, the Commission expressed no issues with the request, but collectively recommended conducting a traffic study and implementing off-site improvements, if necessary.

F. APPROVAL OF MINUTES

1. Regular Meeting of October 24, 2019

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO APPROVE THE MINUTES OF OCTOBER 24, 2019. MOTION ADOPTED VIA VOICE VOTE.

G. CHAIRMAN'S REPORT

No report.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported the City Council directed that the Plan Commission's recommendation on recreational cannabis be placed on the November 11, 2019, Community Development Committee meeting, for additional consideration. Commissioners are encouraged to attend the meeting and provide input.

The City will host its annual Veterans Day celebration at the Veterans Memorial on November 11, 2019.

I. SR. PLANNER'S REPORT

Pl. Domovessova reported she expects a submittal from Compass Daycare, which is seeking to expand its building. Additionally, Alden's final PUD request was submitted last week, and is currently under review.

J. MAYOR'S REPORT

Mayor Brummel reported he visited the Edward-Elmhurst Health Center (formerly Navistar), and its \$15-\$20 million investment into a corporate center is beautiful. Edward-Elmhurst is happy to be in Warrenville and was complimentary of City staff. Nine hundred employees will be relocated to Warrenville, and Edward-Elmhurst has leased 190,000 square feet of the 250,000 square-foot building, with an option on the remainder of vacant space. Dir. Mentzer added that although there is space on the lot for another building, it is unlikely to develop unless it is a build-to-suit model, as the office market in the east-west corridor has been very soft for the last 10-12 years.

K. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO ADJOURN THE MEETING AT 8:10 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 12/5/19

Marie Lupo, Recording Secretary