

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting
Held on Thursday, December 5, 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, Jessica Tullier, Elizabeth Chapman, Byron Miller
PC Excused/Absent: Shannon Burns, Amit Thaker
ZBA Present: John Davis, Tim Cosgrove, John Lockett, Robert Pepple, Elizabeth Chapman
ZBA Excused/Absent: Shannon Burns
Also Present: Mayor David Brummel, Community and Economic Development Director Ron Mentzer, Sr. Planner Natalia Domovessova, Recording Secretary Marie Lupo
- C. PUBLIC HEARING
1. 28250 Diehl Road / CBRE Property Management
Project No. 2019-0938
Located west of Winfield Road, north of Diehl Road
Request for the following special approvals, which together would allow for the installation of a comprehensive system of new permanent ground and directional signs in the parking lot and along Diehl Road, Winfield Road and Interstate I-88 frontages of the Regal Theater/Main Event property in Cantera Subarea G:
 - a. A Major Planned Unit Development Amendment;
 - b. Site Specific Amendments that would allow Lot/Development Entry Signs to:
 - (i) Exceed the maximum height, area, and number limitations, and
 - (ii) Reduce the minimum street right-of-way line setback requirements contained in Section VI.D.3 of the Cantera Development Control Regulations;
 - c. Exceptions to the Warrenville Sign Ordinance to increase the area and height of directional signs; and
 - d. Any other site specific amendments, exceptions, or determinations which may be required to implement the proposed signage project.

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 CBRE Senior Property Manager Susie Dressler, and Dan Schumann of Poblocki Sign Company, who addressed the Commission and directed attention to a PowerPoint presentation, as follows:

The proposed sign package includes all of the Cantera center's businesses on the north side of Diehl Road, and the multi-family project. It will include one highway pylon for future installation, three perimeter monument signs, and three internal directional signs. All businesses will have identification opportunities; directional signs will point to businesses not visible from the sign. Signs will not be powered by solar energy, but will be connected to the electrical service.

Proposed signage standards are as follows:

- All signs with the exception of the large ground sign along I-88 meet 12 foot six inch" setback;
- Built with concrete or CMU (block) foundations;
- Masonry finished pedestals;
- Epoxy painted aluminum cabinets with internal LED illumination; and
- Routed aluminum tenant panels with push-through acrylic letters have a day/night film applied to back sides.

The sign package will include the following:

- Sign A (Pylon) will measure 32 feet in height by 19 feet in width (cap), have masonry "legs," be internally illuminated with day/night film, and large adjacent trees will be removed and relocated.
- Sign B (Main Entrance Monument) will measure nine feet in height by 12 feet four inches in width, be shorter to improve visibility under the street tree canopy, have a masonry base and side columns, include tenant panels, and will be internally illuminated with day/night film.
- Sign C (Winfield Road Monument) will measure ten feet in height by five feet in width, have a masonry base and side columns, include businesses east of the main entrance, and be internally illuminated with day/night film.
- Sign E (Main Entrance Directional) will measure five feet four inches in height by ten feet four inches in width, have a masonry base, include businesses farthest from the sign location, and be internally illuminated with day/night film. No new landscaping is required for this sign.
- Sign F (West Diehl Road Entrance Monument) will measure ten feet in height by 15 feet in width, have a masonry base and side columns, include businesses west of the main entrance, and be internally illuminated with day/night film.

- Sign G (West Diehl Entrance Directional) will measure five feet four inches in height by ten feet four inches in width, have a masonry base, include businesses farthest from sign location, and be internally illuminated with day/night film.
- Sign H (Winfield Entrance Directional) will measure five feet four inches in height by ten feet four inches in width, have a masonry base, include businesses farthest from the sign location, and be internally illuminated with day/night film.

He concluded by summarizing the following:

- All businesses in Subarea G will have identification on the street and wayfinding within the development;
- All signs will utilize high-quality materials and assembly methods consistent with Subarea G and Cantera in general;
- All signs have a “Cantera” identity;
- All signs and landscapes were designed to respect existing landscape;
- All signs were sized to be legible and effective given the large adjacent roadways;
- All sign locations have sufficient room to adjust to existing utilities (as determined); and
- The Package will benefit public and private interests through an attractive appearance, better wayfinding, and safe locations outside of driver view angles.

Regarding the tollway sign, Pl. Domovessova reported staff has been working with the applicant to reduce the initially proposed 40-foot height to 32 feet, based on the approximately 33-foot tall roof line of the closest wing of the theater building, 30-foot parking lot light poles, and other similar signage along the I-88 corridor. Ms. Dressler stated the main purpose of the sign will be to draw people into the center, and compete with Naperville’s Freedom Commons.

Ms. Dressler stated the existing Regal sign will be removed and replaced with Sign C, which will show additional tenants, located slightly north of the corner, on Winfield Road.

Com. Cosgrove requested the “Cantera Center Warrenville” portion of the pylon sign, together with emblems, be lit for night vision, similar to the remainder of the sign. Mr. Schumann agreed to do so.

Com. Cosgrove requested that Sign C include all businesses, similar to the same-sized Sign B, due to the large amount of Winfield Road traffic that passes it. Pl. Domovessova pointed out that the final mix of tenants on each sign is to be determined by ownership, which the City would then approve. Ch. Davis concurred, noting proper placement and content is the applicant’s risk. Ms. Dressler provided the reasoning that southbound Winfield Road traffic can view Twin Peaks and the former Chuy’s from the road, whereas the other restaurants are not as visible. Also, the trees are fuller in such location. Signage can be changed in the beginning stages. If certain establishments feel they are missing out on business, adjustments can be made.

Com. Cosgrove inquired as to car counts at Winfield Road and Diehl Road entrances, thinking that most people from Warrenville enter from Winfield Road. Com. Tullier commented that

because she lives west of Route 59, she uses the Diehl Road entrance and the west Diehl Road exit. Ms. Dressler replied she did not have information on car counts, but would obtain it.

Com. Cosgrove questioned the positioning of Sign G, asking if it would be more visible on the west side of the drive aisle. Dir. Mentzer cautioned against it because it would then place the sign on a lot that Red Robin owns. Com. Pepple felt main entrance signs should include all 11 tenants, to be inclusive.

Com. Miller expressed concern about the size of Signs B, C, and F, which exceed normal standards, and may set a precedent if approved. He cautioned that businesses on the south side of Diehl Road or elsewhere in the City may make a similar request. He felt clear standards should be established. Ch. Davis explained that each signage request is unique and considered separately by the Commission, for which staff provides rationale for recommendations. Dir. Mentzer clarified that many of tonight's proposed signs comply with the Sign Ordinance, but must be approved because they were not a part of the original PUD plan. The pylon sign would not set a precedent because it is proposed on the only commercial development that has frontage along I-88. Cantera regulations do not apply to other areas of the City. Ch. Davis provided a brief history of signage regulations in Warrenville.

Pl. Domovessova stated the location of underground utilities must be verified so they are not in conflict with signage. Upon verification, a detailed staff report will be prepared, with recommendations for the Commission's consideration.

Ch. Davis announced the Forest Preserve of DuPage has reviewed the request and has no issues.

COM. LOCKETT MOVED, SECONDED BY COM. COSGROVE, TO CONTINUE THE PUBLIC HEARING UNTIL THE PLAN COMMISSION MEETING OF DECEMBER 19, 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.

2. 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 CONTINUE THE PUBLIC HEARING UNTIL THE PLAN COMMISSION MEETING OF DECEMBER 19, 2019. MOTION ADOPTED VIA VOICE VOTE.

D. CITIZENS' COMMENTS

None.

E. APPROVAL OF MINUTES

1. Regular Meeting of November 7, 2019

COM. COSGROVE MOVED, SECONDED BY COM. PEPPLE, TO APPROVE THE MINUTES OF NOVEMBER 7, 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 approved the Plan Commission's recommendation regarding recreational cannabis at Monday's meeting, by a vote of 5-3. The City has already begun to receive calls from interested business entrepreneurs.

Com. Miller inquired as to 5G installations. Dir. Mentzer replied State law preempts local regulations. Mayor Brummel stated this topic was discussed at a recent Mayors and Managers meeting.

I. SR. PLANNER'S REPORT

Pl. Domovessova reported she expects a resubmittal from Culvers tomorrow. The next meeting will include the two continued public hearings (Culver's and CBRE).

Today the City went live with its new website, which incorporated user feedback, and is more mobile friendly.

J. MAYOR'S REPORT

Mayor Brummel reported new Commissioner Amit Thaker will be in attendance at the next meeting.

K. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. PEPPE, TO ADJOURN THE MEETING AT 7:45 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 12/19/19

Marie Lupo, Recording Secretary