

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS

Minutes of Regular Meeting
Held on Thursday, December 19, 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, Robert Pepple, Byron Miller, Shannon Burns, Amit Thaker

PC Excused/Absent: John Lockett, Jessica Tullier, Elizabeth Chapman

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Shannon Burns, Byron Miller

ZBA Excused/Absent: John Lockett, Elizabeth Chapman

Also Present: Community and Economic Development Director Ron Mentzer, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. PUBLIC HEARING

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 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. COSGROVE, TO REOPEN THE PUBLIC HEARING. MOTION ADOPTED VIA VOICE VOTE.

Having previously been sworn in, Applicant's Project Managers, Ryan Swanson and Lauren Downing of Arc Design Resources Inc., and Culver's owner/operator Jeff Newkirk addressed the Commission. Mr. Swanson directed attention to a PowerPoint presentation with split-screen slides that compared the November 7, 2019, proposal to the current proposal. Landscape changes included increased island sizes and street frontage trees. Landscape space along the storm sewer that runs along a portion of the site's Route 59 frontage was increased to make room for trees. The monument sign was downsized and shifted closer to the path. The driveway was striped to directionally assist customers.

Com. Cosgrove inquired as to his suggestion of stamped asphalt in areas where sidewalks cross the parking lot. Mr. Swanson replied they propose to install concrete sidewalk crossings, which will last longer and provide a break and color difference from the asphalt parking lot.

Com. Cosgrove expressed concern regarding the omission of a street address on the monument signage, for wayfinding purposes—especially since Camden Lane and Everton Drive are new streets. He also felt the address numbers on the building (i) should not be black on brown, but rather white on brown, and (ii) should be increased in size from four to eight inches in height. Mr. Swanson agreed that address numbers should be eight inches tall. Mr. Newkirk disagreed that the address numbers on the building should be changed from black to white, as he owns two other similar restaurants with black addresses, and said they stand out better than white numerals would on a light taupe background.

Com. Cosgrove inquired as to a solar feasibility study for the project; Mr. Swanson replied it is under consideration.

Com. Miller expressed concern regarding the absence of a safety rail parallel to the drive thru lane at the east exit of the building, to guard against patrons walking into traffic. Mr. Newkirk

replied his other two restaurants have such rail, and he agreed to install a four-foot rail on this project.

Com. Cosgrove asked whether Dir. Mentzer recalled the commercial area's design guidelines for entrance monumentation at the commercial area's Camden Lane entrance points, and how the cost would be shared and construction be coordinated with the future commercial developments to the south of this site. Dir. Mentzer did not recall a discussion of identifying entrances off Camden Lane with special monumentation improvements, but offered to research the matter. If such monument would be included, Com. Cosgrove suggested that future projects should address cost sharing and maintenance at this stage of the decision-making process.

Com. Thaker inquired whether Mr. Newkirk's other two restaurants have individual, stand-alone signs; Mr. Newkirk confirmed they have individual signs.

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

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, AS FOLLOWS:

THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE PROPOSED PLAT OF RESUBDIVISION PREPARED BY CEMCON, LTD., DATED OCTOBER 3, 2019, SUBJECT TO THE FOLLOWING CONDITIONS:

- (I) THE PLAT SHALL BE REVISED TO ADDRESS ALL COMMENTS OUTLINED IN THE DECEMBER 12, 2019, MEMO FROM CITY SENIOR CIVIL ENGINEER HOCKING;
- (II) THE PLAT SHALL BE UPDATED TO REFERENCE A CONSISTENT DATE OF PREPARATION ON BOTH PAGES;
- (III) THE PLAT SHALL INCLUDE THE EXISTING AND PROPOSED ZONING DESIGNATION OF THE SUBJECT PROPERTY: "B-2 COMMUNITY RETAIL ZONING DISTRICT"; AND
- (IV) THE PLAT SHALL BE RECORDED WITH THE DUPAGE COUNTY RECORDER'S OFFICE PRIOR TO BUILDING PERMIT ISSUANCE FOR THIS PROJECT.

THE PLAN COMMISSION AUTHORIZES THE PLAN COMMISSION CHAIRMAN AND PLAN COMMISSION SECRETARY TO EXECUTE THE PLAT OF RESUBDIVISION ONCE THE ABOVE-NOTED CONDITIONS ARE MET AND THE PLAT HAS BEEN APPROVED BY THE CITY COUNCIL.

THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE MAJOR AMENDMENT TO THE EVERTON MIXED-USE DEVELOPMENT SUBJECT TO THE CONDITIONS OUTLINED IN SECTION VI OF THE STAFF REPORT DATED DECEMBER 19, 2019.

THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE SPECIAL USE PERMIT TO OPERATE (I) A RESTAURANT WITH A DRIVE-THROUGH, AND (II) AN OUTDOOR EATING AND DRINKING FACILITY IN THE B-2 COMMUNITY

RETAIL DISTRICT, PER TABLE 3A OF THE ZONING ORDINANCE, SUBJECT TO THE APPLICANT COMPLYING WITH THE CONDITIONS OUTLINED IN SECTION VI OF THE STAFF REPORT DATED DECEMBER 19, 2019.

THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE FINAL PUD DOCUMENTS FOR THE CULVER'S RESTAURANT DEVELOPMENT AND PUD VARIATIONS, ALL SUBJECT TO THE APPLICANT'S COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OUTLINED IN SECTION VI OF THE STAFF REPORT DATED DECEMBER 19, 2019, WITH THE ADDITION OF A FOUR-FOOT RAIL AT THE EAST ENTRANCE/EXIT TO THE BUILDING, AND THE STIPULATION THAT THE ADDRESS LETTERS/NUMBERS ON THE WEST FACE OF THE BUILDING MEASURE EIGHT INCHES IN HEIGHT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Burns, Miller, Thacker

Nay: None

Absent/Excused: Lockett, Chapman, Tullier

MOTION ADOPTED UNANIMOUSLY.

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF A VARIATION FROM SECTION 8-14-6.C OF THE SIGN ORDINANCE TO REDUCE THE MINIMUM SETBACK OF THE GROUND SIGN FROM TEN FEET TO APPROXIMATELY THREE FEET, AND WITH THE STIPULATION THAT THE BUILDING ADDRESS BE ADDED TO THE GROUND SIGN.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Burns, Miller

Nay: None

Absent/Excused: Lockett, Chapman

MOTION ADOPTED UNANIMOUSLY.

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. 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.

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

Pamela Cosentino of County Court Reporters, Inc. duly administered an oath to Applicant Paul Langdon.

Com. Miller inquired whether sign C's dimensions changed, as it was not mentioned in the staff report. Mr. Langdon replied no dimensions were changed, and the sign measures 10 feet by 12 feet. Sign B was lowered to be visible under the canopy of Diehl Road street trees. Dir. Mentzer clarified that sign C was not listed in the section of the staff report that lists the special approvals that each sign requires because its location and size complies with applicable City requirements.

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

COM. PEPPE MOVED, SECONDED BY COM. COSGROVE, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT, SITE SPECIFIC AMENDMENTS FROM THE CANTERA DCRS, AND EXCEPTIONS TO THE WARRENVILLE SIGN ORDINANCE, ALL AS DETAILED ON PAGES 3, 4 AND 5 OF THE STAFF REPORT DATED DECEMBER 19, 2019, WHICH COLLECTIVELY WOULD ALLOW INSTALLATION OF FOUR LOT/DEVELOPMENT ENTRANCE SIGNS AND THREE DIRECTIONAL SIGNS IN CANTERA SUBAREA G, AS ILLUSTRATED ON THE APPLICATION DOCUMENTS LISTED ON EXHIBIT A, SUBJECT TO THE APPLICANT COMPLYING WITH THE CONDITIONS LISTED IN SECTION III OF SAID STAFF REPORT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Burns, Miller, Thacker

Nay: None

Absent/Excused: Lockett, Chapman, Tullier

MOTION ADOPTED UNANIMOUSLY.

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. APPROVAL OF MINUTES

1. Regular Meeting of December 5, 2019

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO APPROVE THE MINUTES OF DECEMBER 5, 2019, WITH THE FOLLOWING CHANGES:

- Page 3, Paragraph 8, Line 1 – Insert after “entrances” “thinking that most people from Warrenville enter from Winfield Road. Com. Tullier commented she lives west of Route 59, so she uses the Diehl Road entrance and the west Diehl Road exit.
- Page 4, Line 1 – Strike “Com. Tullier commented she has only used the West Diehl entrance as an exit. Dir. Mentzer cautioned that Sign G is located on a lot that Red Robin owns” and insert “, asking if it would be more visible on the west side of the drive aisle. Dir. Mentzer cautioned against it because it would place the sign on a lot that Red Robin owns.”

MOTION ADOPTED VIA VOICE VOTE.

G. CHAIRMAN'S REPORT

No report. Merry Christmas and Happy New Year.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer wished the Commission a Merry Christmas and Happy New Year, thanked them for contributing their time and expertise to the City, and said he looks forward to working with them in 2020.

Since the City Council approved Zoning Ordinance Text Amendments that make it possible for a recreational cannabis dispensary business to operate in the City, staff has had a number of discussions with two different companies interested in pursuing a recreational cannabis dispensary license in Warrenville, and a courtesy review may be forthcoming.

Today staff met with the owner of the seven-acre property on the south side of Ferry Road, west of Route 59, across from the youth home, and adjacent to the Iron Gate Motor condominiums. In 2008, the City approved a PUD for a flexible, industrial, retail business-type building on such property; however, the recession occurred and it was never pursued. The owner is now anxious to secure approvals for a similar-type project, so that he can begin construction in the spring. A courtesy review may be forthcoming. An indoor gun range is not included in the current plan. Chicago Motors (retail sales of high-end motor cars) currently has space in front of the Iron Gate

project, and is looking to expand and consolidate its operation with another operation it has in the Chicagoland area, to create an indoor car showroom and high-end, used car business.

Com. Cosgrove inquired as to the status of the Riverview West school district designation. Dir. Mentzer recalled the State School Board was to take action on the matter, and he would obtain an update from CUSD 200 Assistant Superintendent of Business Bill Farley for the Commission.

I. PLANNER'S REPORT

No report.

J. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. BURNS, TO ADJOURN THE MEETING AT 7:38 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: 1/23/20

Marie Lupo, Recording Secretary