

CITY OF WARRENVILLE
DU PAGE COUNTY, ILLINOIS

RESOLUTION NO. 2020-001

RESOLUTION TO MEMORIALIZE PLAN COMMISSION APPROVAL OF
MINOR PUD AMENDMENT FOR REVISED FACADE
RIVERVIEW WEST APARTMENTS
28301 FERRY ROAD, WARRENVILLE, ILLINOIS

WHEREAS, John C. Schiess (the "Applicant"), has requested approval of a Minor Amendment to the previously approved final Planned Unit Development (PUD) plans and documents for the property commonly known as 28301 Ferry Road (the "Subject Property") to allow for modifications to the site entrance configuration and relocated permeable pavement, and

WHEREAS, the final PUD plans and documents have been approved by the City Council by Ordinance O2019-21 on May 20, 2019; and

WHEREAS, the Subject Property is generally located along the north side of Ferry Road and immediately east of West Branch of the DuPage River, west of Winfield Road, and

WHEREAS, the Subject Property is zoned S-D Special Development District, with a PUD, Multi-Family and Commercial Use Area designations, and

WHEREAS, the Subject Property encompasses approximately 32.63 acres, and is undergoing development in accordance with the PUD plans and documents approved by the City by Ordinance O2019-21, and

WHEREAS, on July 9, 2020, the Warrenville Plan Commission considered the requested Minor PUD Amendment and subsequently approved such Minor PUD Amendment on such date, as set forth hereinbelow.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The Warrenville Plan Commission shall and does hereby approve the Minor Amendment to the Final PUD plans and documents approved by Ordinance O2019-21, which would allow east access off Ferry Road reconfiguration and permeable pavement relocation, as illustrated on the documents listed in Section Two, subject to the conditions set forth in Section Three hereinbelow.

SECTION TWO: The Warrenville Plan Commission shall and does hereby approve the following documents as part of the Final PUD plans for Phase 1 of the Riverview West project approved by Ordinance O2019-21, subject to the conditions set forth in Section Three:

1. Minor PUD Amendment Application, 3 pages, prepared by John Schiess, dated 6-25-20
2. Best Management Practice Letter, Implementation Schedule, and Lot Calculations, 8 pages, prepared by BLA, Inc., dated 6-30-20
3. Civil Drawings, (Sheets 6-8), prepared by Bollinger, Lach Associates, Inc., dated 6-25-20
4. Letter of Authorization, 1 page, prepared by Igor Blumin, dated 6-27-17
5. Site Plan, 1 sheet, prepared by Baranyk Associates, Ltd., dated 6-29-20

6. Traffic Impact Study, 159 pages, prepared by Gewalt Hamilton Associates, Inc., dated 4-22-20
7. Warranty Deed, 7 pages, prepared by Edward Krzyminski, recorded 1-23-17

SECTION THREE: The approvals set forth in Section One and Section Two hereinabove are granted, subject to the following conditions:

(i) the Applicant shall comply with all conditions outlined in the attached Memo from the City Senior Civil Engineer dated June 29, 2020, attached as Exhibit A, and

(ii) the permeable pavement shall be installed in accordance with the documents listed in Section Two at the time of the commercial component development.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED this ____ day of _____, 2020.

AYES:

NAYES:

ABSENT:

ATTEST:

Plan Commission Secretary

Plan Commission Chairman

Attachments:

Exhibit A — Memo from City Senior Civil Engineer



City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

(630) 836 3050 tel
(630) 393 1531 fax
www.warrenville.il.us



JAMES J. BENES AND ASSOCIATES, INC.
1011 Warrenville Road ■ Suite 420
Lisle, Illinois 60532
Tel. (630) 719-7570

MEMORANDUM

Date: June 29, 2020

To: Igor Blumin
Cantera Development Holdings

From: Kristine Hocking, P.E., CFM
Senior Civil Engineer
City of Warrenville

Lynn Kroll, P.E., CFM
Project Engineer
James J. Benes

Grant Hicks, EI
Project Engineer
James J. Benes

Re: Cantera Subarea C / Lot 2 / Riverview West Development
PUD Amendment Review
Permeable Paver Relocation and Entrance Revision

We have reviewed the following documents:

1. Traffic Impact Study prepared by Gewalt Hamilton Associates, Inc. of Vernon Hills, Illinois and dated April 22, 2020
2. Civil Engineering Drawings, prepared by Bollinger Lack Associates, Inc. of Itasca, Illinois and dated June 25, 2020.
3. Best Management Practice Implementation schedule Letter and Summary, prepared by Bollinger Lack Associates, Inc. of Itasca, Illinois and dated June 30, 2020.
4. Plans for Proposed Pollard Lane Access at Ferry Road, DuPage County prepared by Bollinger Lach Associates, Inc. of Itasca, Illinois
5. Permeable Pavement Relocation Exhibit

ENGINEERING COMMENTS

Traffic Impact Study:

The April, 2020 Traffic Impact Study submitted by Gewalt Hamilton Associates, Inc shows that access to Pollard Drive from Ferry Road is restricted to westbound right-in only to enter the site. In the 2017 Traffic Impact Study, Pollard Drive had full access from Ferry Road. The results of the 2020 Traffic Impact Study are reasonable.

This change has very minimal impact on the traffic operations to the site and the surrounding roads. There are no operational traffic concerns and is this change is acceptable for the PUD Amendment.

Plans for Proposed Pollard Lane Access at Ferry Road, to be reviewed by DuPage County Department of Transportation:

We have reviewed the Plans for Proposed Pollard Lane at Ferry Road. **The plans are generally acceptable for the PUD Amendment, however, we have the following comments that should be addressed prior to DuDOT permit approval:**

1. Show detectable warnings for sidewalk crossing of north leg of Commercial Drive (Torch Parkway), north side of crosswalks across Ferry Road at Torch Parkway, and for sidewalk crossing Pollard Lane consistently on all plan sheets.
2. On sheets 17 and 18, the Torch Parkway eastbound left turn lane and westbound right turn lane and also the Pollard Lane westbound right turn lane markings are missing one set of "ONLY" markings.
3. On sheet 18, the southbound left turn lane (Pollard) aligns with inside inbound lane at cornerstone driveway. The southbound through/right lane clips the median nose. Either update outbound Pollard Lane to right turn lane plus shared through/left or modify the median nose.
4. On sheet 21, what is the perpendicular cross slope on east side Commercial /Torch Parkway detectable warning from point C? The slope is shown parallel to the curb, not perpendicular cross slope.
5. On sheet 22, the west side outbound ramp gutter slope is 0%. Across the crosswalk, provide a minimum 0.3% gutter slope to provide positive drainage. On the east side inbound side ramp label the perpendicular cross slope at east side ramp from point I.

Permeable Pavement Relocation:

According to the BLA memo, the new permeable paver area in the commercial parking spots is larger than the original permeable paver area east of the apartment building. The Best Management Practices (BMPs) built in Phase 1 (Apartments) will meet the requirements for Phase 1 and Phase 2 (Townhomes). The permeable pavers built in Phase 3 (Commercial) will satisfy the remaining BMP requirements for this phase. **This relocation is acceptable for approval of the PUD Amendment.** The following comments should be addressed and submitted to City staff for construction approval.

1. Submit an updated Tab 6 to reflect the new BMP summary.
2. The permeable paver areas should not have catch basins or inlets unless they are considered for overflow points.
3. The permeable pavers should have a maximum pavement surface slope of 5%.
4. There are two light fixtures shown within the permeable paver parking areas. The light fixture locations should be correlated with the parking space locations to ensure there is not a conflict and moved to islands.

5. Revise the permeable paver area near 107+50 as this appears to be a parking island. Add permeable pavers to 109+00 and 110+70 for consistency of parking spots.

- end -