

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Draft Minutes of Regular Meeting (*via Zoom*)
Held on Thursday, July 9, 2020

A. CALL TO ORDER

Plan Commission Chairman Davis called the meeting to order at 7:00 p.m. Attorney Lenneman summarized the legal basis for the virtual meeting, and confirmed adherence to the Open Meetings Act Section 7E, which permits public meetings to be held remotely, with mandatory retention of an audio recording of the proceedings. Mayor Brummel made a determination to allow Plan Commission/Zoning Board of Appeals meetings to be conducted virtually, with strict adherence to Governor Pritzker's social distancing guidelines. Ch. Davis explained the two opportunities interested parties would have to provide remarks: (i) public comments and questions during the public hearing would be accepted after the applicant's presentation and Commission's questions, and (ii) the Citizens' Comments item of the agenda.

Per Ch. Davis's request, Pl. Domovessova explained the Citizens' Comments portion of the virtual meeting protocol, including how public comment would be accepted via Zoom and call in, which would include:

1. Public comment from anyone at City Hall;
2. Public comment from anyone participating in the meeting via Zoom with camera; and
3. Public comment from anyone participating in the meeting via phone.

Pl. Domovessova explained all meeting participants should stay muted until they are asked to provide their comment, and start their comment by announcing their name and address. Emailed public comments received prior to the meeting would be read aloud following verbal comments. Individual Commissioner comment would follow. Commissioners and staff members wishing to speak were asked to use the raise hand feature on Zoom, and wait for their name to be called.

B. ROLL CALL

PC Present: John Davis, Tim Cosgrove, Robert Pepple, John Lockett, Elizabeth Chapman, Byron Miller, Jessica Tullier, Amit Thaker

PC Excused/Absent: Shannon Burns

ZBA Present: John Davis, Tim Cosgrove, Robert Pepple, Jonathan Lockett, Elizabeth Chapman, Byron Miller

ZBA Excused/Absent: Shannon Burns

Also Present: City Attorney Brooke Lenneman, Mayor David Brummel, Community and Economic Development Director Ron Mentzer, Sr. Civil Engineer Kristine Hocking, Sr. Planner Natalia Domovessova, Planner/GIS Technician Lauren Whetstone, Recording Secretary Marie Lupo

C. PUBLIC HEARING

1. 29W700 Waverly Avenue / Dominick Lanzito
Located at the northwest corner of Waverly Avenue and Route 59
Request for approval of variation from Section 10.A.3.C of Warrenville Zoning Ordinance 1018, to allow construction of a swimming pool in the actual front yard, east of the single family residence.

For the benefit of the audience, Ch. Davis provided a brief introduction to the request. Recording Secretary Lupo confirmed receipt of the applicant's electronically submitted proof of lawful notice in the form of signed, certified mail returned receipts.

COM. PEPPE MOVED, SECONDED BY COM. COSGROVE, TO OPEN THE PUBLIC HEARING.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Miller

Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

Recording Secretary Lupo duly administered an oath to applicant Dominick Lanzito, who on behalf of property owners Scott and Jodi Knabe, addressed the Commission. He reported that based on input from the petitioner's May 21, 2020, courtesy review, the size of the deck was reduced and the request solely concerns a variance for construction of an above-ground pool in the actual front yard of the subject corner property.

Mr. Lanzito's PowerPoint presentation showed an aerial view of the property layout, a photo of the actual front yard, a plat of survey with breakdown of the 26,951-square foot lot size, 6,468-square foot structure allotment (24% of lot size), current structures of house and shed totaling 5,176 square feet, and total new construction of pool and deck measuring 1,278 square feet. Illustrations of the pool and deck were also displayed.

Besides Com. Cosgrove's comment that the gate should have a lock on it, other Commissioners had no other comments and expressed no opposition to the request.

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO CLOSE THE PUBLIC HEARING.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Miller

Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

Audience comment was as follows:

- Christina Campione, 29W740 Waverly Avenue (neighbor directly to the west) – Ms. Campione was in favor of the request. The subject property is not unlike all other homes on Waverly Avenue, i.e., they do not have a "real" backyard, and have been confined to building accessory structures on either their front or side yards. The requested pool will offer crucial enrichment for children, especially during the COVID-19 pandemic.

Dir. Mentzer confirmed that no written comments were submitted to the City with regard to this request.

COM. PEPPLER MOVED, SECONDED BY COM. CHAPMAN, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF THE VARIATION FROM SECTION 10.3.C OF ZONING ORDINANCE NO. 1018, WHICH WOULD ALLOW CONSTRUCTION OF A SWIMMING POOL IN THE ACTUAL FRONT YARD ON THE SUBJECT PROPERTY, AS ILLUSTRATED ON THE SITE PLAN PREPARED BY SCOTT KNABE, DATED JUNE 30, 2020.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Miller

Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

Chairman Davis requested a motion to move the Citizens' Comments portion of the agenda on other non-public hearing related items to Item D. on the agenda.

COM. COSGROVE MOVED, SECONDED BY COM. LOCKETT, TO MOVE ITEM F. (CITIZENS' COMMENTS) TO ITEM D. OF THE AGENDA ORDER.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Miller, Tullier, Thaker

Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

Ch. Davis then read aloud the two written comments the City received, as follows:

- From Vincent Micek -

To whom it may concern,

I recently purchased a home in the newly developed Lexington Trace community located at the southwest corner of IL 56 and IL 59. I have been following the potential development of the northwest quadrant by Two Brothers for quite some time now.

In reviewing the new Site Plans submitted by GW properties compared to the original concept plans submitted by Next Generation Development and Schoppe Design Associates, it is difficult to feel anything but disappointed.

This development had a really great opportunity to introduce a beautiful, pedestrian friendly, streetscape area that would bring true value to the city and residents of Warrentville. Warrentville does not have a pedestrian friendly downtown area compared to other neighboring cities, and this development could come close to providing that. The conceptual plans, as shown in the

winning proposal back in January 2019, included many sit-down restaurants, a coffee shop, brewery, distillery, and banquet facility. The conceptual design flowed well and had a natural, aesthetic look to it.

The new site plans propose a gas station, convenience store, fast-food restaurant, and car wash. The updated plans feel clunky, unnatural, and vehicle focused. It is difficult to understand how the updated site plans could come close to being approved, as it does not even closely resemble the submitted concept plan that resulted in Two Brothers being designated as the preferred purchaser and developer.

I understand the markets have changed, temporarily, but it does not make sense to rush to completion to provide a subpar design and outcome. I believe the proposed development's first phase should include the Brewery Campus/Distillery and the coffee shop. I believe the second phase, which will occur later, should include predominantly sit-down dining with outdoor spaces for pedestrians. Building in two phases will allow Two Brothers to build the facilities that they need for their business first, and allow additional time to secure tenants that the residents of Warrenville actually want in the area.

The updated site plans will eliminate many trees/wetlands and the benefit, another gas station. There is already a proposed Thornton's gas station under construction just south of this intersection and an existing gas station in the southeast quadrant of the intersection. I can assure you we do not want a third gas station and "high end" car wash. We want the conceptual plans to be brought to fruition, and if that means a delay in the development, I believe that is worth it.

Thank you for your time and consideration. I truly hope the conceptual plans become a reality and provide a beautiful, pedestrian centric location for the residents of Warrenville to enjoy for years to come.

- From Eugene Bordelon, 30W110 Elmwood Court -

My comment is in regards to the Two Brothers Brewing Company site plan, ST1.0, which shows the proposed layout of buildings and parking lots on the northwest corner of Butterfield Road and Route 59.

The plan shows the existing east-west bike trail just north of Butterfield Road. However, it does NOT show a north-south bike trail to be constructed on the west side of Route 59.

Please refer to the document titled "Addendum No. 1, City of Warrenville, Bikeway Implementation Plan" which the "City Council Adopted January 18, 2016":

<https://www.warrenville.il.us/DocumentCenter/View/8732/Bikeway-Implementation-Plan---Addendum-1>

The first paragraph says:

Illinois Route 59 extends north-south throughout the City and intersects various streets and bicycle and pedestrian routes. As land continues to be developed throughout the corridor, it is recommended that the City work with developers to construct a shared-used path on one side of Route 59 and a sidewalk on the opposite side of the road. In some locations, it may be logical to install the shared-use path along both sides of the road.

The area that Two Brothers is proposing development is covered in “Segment 3: Butterfield Road to Continental Drive/Meadow Avenue” in this Bikeway Implementation Plan document. It states:

West Side

The recommendation is to install a 10’ asphalt shared-use path on this side of the roadway.

I would like to see as this document states that “the City work with developers to construct a shared-use path” on the west side of Route 59 in this area.

The bikeway should be separated from Route 59 by a green area similar to what one finds on the east-west bike trail along side of Butterfield road and separated from the parking lots proposed by Two Brothers in that area.

I commend the City of Warrenville and Everton for working together to construct a 10’ asphalt shared-use path on the east side of Route 59 from Albright St to the Illinois Prairie Path. This goes beyond the Bikeway Implementation Plan (Segment 2) which had recommended just a 5 foot sidewalk on the east side.

The long-term goal is to provide a continuous bike path alongside Route 59 from the northern edge of Warrenville to its southern edge. This along with other bikeways & sidewalks in the area provide alternative ways for Warrenville citizens and others to visit shops and restaurants besides by car.

It should be noted that from the Illinois Prairie Path there currently exists a bike path alongside Route 59 going south, crossing I-88 and other roads, all the way to Fox Valley Mall on New York St/Aurora Ave!

Finally, I also hope besides building yet another gas station (7th one for Warrenville!), that Two Brothers will do something progressive and provide electric car charging stations like they did at their Roundhouse in Aurora - and not just for Teslas!

E. NEW BUSINESS

1. 28301 Ferry Road / John C. Schiess

Located along north side of Ferry Road and immediately east of West Branch of the DuPage River

Request for minor amendments to the Planned Unit Development (PUD) approvals for modified site entrance configuration and relocated permeable pavement for the Riverview West development.

Ch. Davis inquired whether the applicant received a copy of the staff report, and John Schiess of John Conrad Schiess Architect, Ltd. replied in the affirmative. He stated the bulk of tonight’s request was due to comments derived from the DuPage Division of Transportation (DuDOT).

Civil Engineer Kevin Kenniff of Bolinger, Lach & Associates, Inc., addressed the Commission and directed attention to a PowerPoint presentation that compared the previously approved site plan, engineering and permeable pavement location with that of the proposed revised plans. The previous permeable pavement measured 17,906 square feet, whereas the revised plan shows permeable pavement to total 18,405 square feet. He then compared the previously approved turns into the property from Ferry Road with the proposed new turns.

The Ferry Road left turn lane heading eastbound into the site via Pollard Drive was eliminated for safety purposes, because it was determined that vehicles queuing in such turn lane would create an obstacle. Traffic Consultant Bill Grieve of Gewalt Hamilton Associates stated DuDOT promptly approved the revised traffic study.

Com. Lockett announced he was duly recusing himself from the proceeding.

Com. Cosgrove commented that human nature would result in vehicles crossing over the drive aisle to turn into the site.

As to alternate access into the development, Mr. Grieve commented that despite the removal of the left turn lane on Ferry, a left turn onto Torch Parkway, leading to Pollard Drive, would similarly allow entrance into the site. Com. Cosgrove suggested deceleration lanes heading westbound on Ferry Road.

Mr. Kenniff stated the applicant's second request concerned relocating permeable pavers originally designated for the east parking lot to the project's Phase 3 commercial component. Retaining the pavers in the east parking lot would result in damage from materials and equipment utilizing such parking lot. The pavers would also go virtually unnoticed in such location, compared to the high visibility of the commercial lot, where they would be featured prominently. The relocation would maintain the required level of Best Management Practices. Com. Thaker inquired as to the material that would replace the pavers after they are moved. Mr. Kenniff replied it would be asphalt.

Ch. Davis inquired whether any of the staff report's conditions posed a problem to the developer; after review of the City and City Consulting Engineers' June 29, 2020, memo, Mr. Kenniff and Mr. Schiess replied they had no issues related to compliance with such conditions.

COM. PEPPLER MOVED, SECONDED BY COM. THAKER, THAT THE PLAN COMMISSION APPROVE A MINOR AMENDMENTS TO THE FINAL PUD DOCUMENTS FOR THE RIVERVIEW WEST PROJECT APPROVED BY ORDINANCE O2019-21, WHICH WOULD ALLOW EAST ACCESS RECONFIGURATION AND PERMEABLE PAVEMENT RELOCATION, AS ILLUSTRATED ON THE SUBMITTED DOCUMENTS LISTED ON EXHIBIT A OF THE JULY 9, 2020, STAFF REPORT, SUBJECT TO (I) THE APPLICANT COMPLYING WITH ALL CONDITIONS OUTLINED IN THE JUNE 29, 2020, MEMO FROM THE CITY SENIOR CIVIL ENGINEER, AND (II) THE PERMEABLE PAVEMENT BEING INSTALLED IN ACCORDANCE WITH THE DOCUMENTS LISTED AS EXHIBIT A OF THE STAFF REPORT DATED JULY 9, 2020, AT THE TIME OF THE COMMERCIAL COMPONENT DEVELOPMENT.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Miller, Tullier, Thaker

Nay: None

Absent/Excused/Recused: Burns, Lockett

MOTION ADOPTED UNANIMOUSLY.

F. COURTESY REVIEW

1. 3S280 Route 59 / Two Brothers Brewing Company/ Mitch Goltz
Located at the northwest corner of Route 59 and Butterfield Road
Potential request for approval of proposed phased development of an approximately 20-acre property with a Two Brothers brewery facility and a mix of commercial uses, including a gas station with convenience store, quick service restaurant, free-standing car wash, and multi-tenant retail building that would include Two Brothers Coffee House with a drive thru.

Co-owner Jason Ebel provided a brief account of Two Brothers' 24-year history with Warrenville. The subject property was purchased four years ago to be used as the brewery's new headquarters. Although Two Brothers is still committed to Warrenville and wants to build in this location, the pandemic's deleterious effects on the hospitality and restaurant industries has made it difficult for the initial concept plan to come to fruition. Although tonight's proposal is not that which was originally envisioned for the site, it would allow for continuous growth of Two Brothers in Warrenville.

Principal Mitch Goltz of GW Properties addressed the Commission and familiarized the audience with the Chicago-based commercial real estate company. He directed attention to a PowerPoint presentation that focused on active projects in Naperville (Washington Street Barnes & Noble), Melrose Park (former Maywood Race Track), Schaumburg (former Macy's Furniture Store), Oak Brook (former Macy's Furniture Store), Norridge, and Chicago. Along with the Cantera Potbelly's shopping center, successful completed projects include shopping centers in Orland Park, Bloomingdale, Skokie, and Gurnee.

Mr. Goltz directed attention to the proposed Site Plan, which is the culmination of a one-year partnership with Two Brothers that arrived at a shared vision for the site. It combines a retail and entertainment destination anchored by Two Brothers Brewery and Tap House, with automotive uses that have expressed interest in the prominent corner along highly travelled commercial highways, built in two phases. The first phase would likely include selling a portion of the property to a gas station and high-end car wash, coupled with a convenience store such as 7-Eleven. Such sale would provide financing for the high cost of site infrastructure, and in turn would allow the second phase, consisting of the Two Brothers campus. The plan indicated that the first phase would also include construction of an approximately 50,000-square foot portion of the brewery facility. Otherwise, without public subsidies, the project could not get off the ground, and Two Brothers would have to sell the subject property, together with its current Calumet Avenue site, and look for another location to expand its business.

Ch. Davis inquired as to the likelihood of IDOT granting four curb cuts for the project, and viewed this as the greatest obstacle confronting the plan. Mr. Goltz replied acquisition of the property to the north would greatly improve access; however, it is likely that IDOT would allow right-in/right-out curb cuts. He estimated it may take two years just to get the project off the ground.

Com. Lockett provided his opinion that Warrenville has a plethora of gas stations, automotive uses, and convenience stores, and felt Route 59 must be upgraded—especially the important

corner of Route 59/Route 56. If one of the many gas stations fail, the site must then undergo environmental clean-up. He felt the proposal is a knee-jerk reaction, and there must be another approach to development of the site.

Com. Cosgrove shared his lack of enthusiasm for a gas station at the site; however, if it comes to fruition, all buildings on site should have cohesive architecture, and the gas station should be done in a tasteful manner, such as Fuller's on Roosevelt Road heading westbound to Geneva, which does not have a flat canopy. The bike path would be a necessary component to the project. Com. Cosgrove also recommended parking land banking.

Com. Miller voiced concern that he expects the gas business to experience a downward trajectory, and questioned its viability 15 years from now. These sites must then undergo costly remediation for a subsequent use. In his opinion, 7-Elevens feel junky. The City must consider how the subject site could affect its long-term future. He questioned whether a convenience store could be built without a gas station. Mr. Goltz replied 7-Elevens have strong franchisees, and the two uses go hand-in-hand.

Com. Thaker inquired whether other use options are being considered. Mr. Goltz responded that although sought after, sit-down restaurants gravitate more often to cities with downtown areas, such as Naperville. Because gas stations pay a lot of money, the choice at this time is either a gas station at the corner, or the project will not move forward—and Two Brothers may move out of Warrenville. Two Brothers can entertain many less-costly options in other locations, such as occupying a warehouse building.

Jason Ebel remarked that he, too, does not desire a gas station; however, Two Brothers would have to cut its losses and sell the land if GW Properties does not develop it with this type of plan.

Com. Pepple stated he understood the change in plans, and would be willing to support the plan because he wants Two Brothers to remain in Warrenville. That said, he prefers a CVS and Aldi at the corner, rather than a car wash and gas station. He would not hold this project to a higher standard than other projects in town.

Com. Chapman shared that she lives in close proximity to the subject corner. She has mixed feelings about the project, and although she agreed with the opinions express in Mr. Micek's citizen comments, she also felt Com. Pepple made good points. The current plan is not what she envisioned for this prominent corner of town; however, it is not her property to develop.

Ch. Davis summarized the positive benefits of a planned unit development on this corner, i.e., greater control and unification. Although the business types are not something the Commission may desire, the property is zoned for them. Economics determine the uses.

Mayor Brummel concurred with Ch. Davis. Important as it is, the subject corner is a desirable location for a gas station, and if built right, in a unified manner, it could work. He would like to keep Two Brothers in Warrenville. Given the realities of the situation, he is excited about moving the project forward.

Ch. Davis asked the City Engineer to provide her opinion of the proposal. Eng. Hocking replied although wetlands exist on the property, stormwater is typically directed to a corner of the property.

Ch. Davis asked the Community and Economic Development Director to provide his opinion of the proposal. Dir. Mentzer replied that although the former plan was an exciting concept, and it is disappointing that it will not materialize, he felt this project could be a successful, integrated development. The Subarea Plan for this area provides an abundant amount of policy guidance. Dir. Mentzer interacts daily with developers and real estate brokers. This situation unfortunately presents a disconnect between the City's expectations and the practical realities of the world. If the City does not work closely with Two Brothers, this project will go away, and the property would remain vacant. In addition, Two Brothers may leave Warrenton—which would result in not one, but two vacant Warrenton properties. The restaurant industry is in disarray. There is a way forward for this business that has shown a commitment to the community. The City should encourage them to move forward and invest in the next step of this proposal. Although the first uses are the least desirable, ultimately the overall project will be appropriate.

A poll of Commissioners then reflected a change of opinion, as all were generally supportive of the project. Com. Miller requested a market study on other gas stations in the area.

G. APPROVAL OF MINUTES

1. Regular Meeting of May 21, 2020

COM. COSGROVE MOVED, SECONDED BY COM. TULLIER, TO APPROVE THE MAY 21, 2020, MINUTES.

ROLL CALL VOTE:

Aye: Davis, Cosgrove, Pepple, Chapman, Lockett, Miller, Tullier, Thaker

Nay: None

Absent/Excused: Burns

MOTION ADOPTED UNANIMOUSLY.

H. CHAIRMAN'S REPORT

None.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported that last week the City completed its negotiations to close on the former Citgo property and transform it into an amenity for the area. He expressed as much confidence in the venture as with that of the Airhart project.

J. SENIOR PLANNER'S REPORT

Pl. Domovessova reported on a meeting with consultants representing Circle K at the southwest corner of Route 59 and Batavia Road, who seek to redevelop their existing gas station with a new 5,200-square foot convenience store and canopy with eight fueling pumps. The developer is tentatively planning to appear before the Plan Commission in the fall of 2020.

The next Plan Commission/Zoning Board of Appeals meeting will include the NuMed public hearing for its special use permit request that would allow operation of an adult-use cannabis dispensary in the former bank building at the northwest corner of Route 59 and Ferry Road.

Com. Lockett provided his opinion that since COVID-19's restrictions have increasingly popularized residential pools, the Commission should consider lot coverage text amendments. Pl. Domovessova replied Commissioners should identify priority amendments they feel the Commission should consider, and forward ideas to her. She will update the list and distribute it with the next agenda packet.

K. MAYOR'S REPORT

Mayor Brummel expressed he was impressed with the evening's discussion. He complimented Dir. Mentzer on the number of projects he transformed from initially being mediocre proposals to culminating into beautiful developments through the years, much like that of Alden's upcoming Warrenville Horizon Senior Living Community. The Mayor's biggest fear is that the Two Brothers' property would be for sale again. Although high-density housing is popular, our community has enough of it at this point. A fueling center can be creatively built so as to not appear as a typical gas station.

L. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. THAKER, TO ADJOURN THE MEETING AT 9:23 P.M. MOTION ADOPTED VIA VOICE VOTE.

Approved: _____

Marie Lupo, Recording Secretary