

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Draft Minutes of Regular Meeting
Held on Thursday, May 19, 2022

A. CALL TO ORDER

Plan Commission Ch. Cosgrove called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman Byron Miller, Rachael Fawell, Bob Vavra

Absent/Excused: Erin Schultz, Jessica Tullier

ZBA Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman, Byron Miller

Absent/Excused: Erin Schultz, Jessica Tullier

Also Present: Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Andrew Kieffer, Recording Secretary Marie Lupo, Administrative Assistant Sandie Gallagher

C. COURTESY REVIEW

1. 28W050 Warrenville Road / Richard McMahon / Casey's Retail Company
Located on the east side of Winfield, north of Warrenville Road
Potential request for approval of a special use and variations for a gas station redevelopment.

Applicant Richard McMahon, Senior Site Development Manager of Casey's Retail Company, addressed the Commission with a potential request for partially rebuilding the existing, outdated gas station, which was built in 1989. Mr. McMahon directed attention to the site plan. He proposed to remove the existing mini mart and car wash building, and replace it with a 1,800-square-foot Good Stop store under the existing canopy. Lighting would be removed and replaced with fixtures that match the City's street lights. There would be no change to pump dispensers. The number of parking spaces would be increased by three. No more than two or three employees would be on site at one time. Underground storage tanks would not be relocated or replaced. The Good Stop would not include a kitchen. Mr. McMahon acknowledged receipt of the staff report and felt its conditions were reasonable.

Com. Fawell suggested installation of EV charging stations. Mr. McMahon replied that due to the current 30-minute wait time for charging a vehicle, Casey's has opted to delay consideration of this feature until the industry evolves to diminish charging time. Com. Pepple suggested that this should be reconsidered, as a potential customer may utilize such 30-minute time period for shopping at the Good Stop.

Ch. Cosgrove inquired as to the bollards on the outside of the building. Mr. McMahon replied bollards are a standard feature, due to the number of instances wherein vehicles crashed into a store's windows and/or doors in the over 2,000 Casey's throughout the country.

Ch. Cosgrove commented on the rather plain exterior appearance of the building, and suggested architectural features could be enhanced in connection with the proposal, which would, in turn, benefit the overall community. He also suggested inclusion of a solar array to offset the building's carbon footprint. Mr. McMahon provided a brief history that Buckey's recently

purchased all of the Mobil stores, and one year ago, Casey's purchased all of the Buckey's stores. This store has been reimaged as a Good Stop by Casey's. To date, no Buckey's stores include solar arrays. Ch. Cosgrove requested that a solar analysis be included with the request if it moves forward. Mr. McMahon agreed to present such request to management.

Com. Pepple recalled that when Buckey's purchased Mobil, facility cleanliness improved. He expressed his expectation that a new owner will further improve site conditions.

Ch. Cosgrove summarized that Commissioners generally expressed favor with the proposal, and explained that if Casey's decides to move forward with its proposal, a formal public hearing would be required.

2. 3S306 Williams Road / Gilles Henri Deitlin / Residential Addition
Located on the west side of Williams Road
Potential request for approval of a variance to accommodate a reduced setback for a residential addition.

Property owners Gilles Henri Deitlin and Olga Dietlin addressed the Commission with their potential request for a home addition. Ms. Dietlin stated that their family of five is presented with space challenges, especially with three children of mixed gender sharing one bedroom, and a lack of interior access to the basement. The exterior basement access presents safety concerns, as the six-year old must be escorted to the basement play room. Additionally, laundry is a difficult task for the family during snowy winter months. Mr. Dietlin spoke of his desire to minimize costs associated with remodeling his 1947-built home, as it was not an expensive home when purchased, and he feels it would not be worth excessive investment. He cited instances within the City wherein variances were approved for 10- to 15-foot setbacks in the past.

Ch. Cosgrove suggested there would be numerous ways to meet the goal of adding more space without requiring a variance. In his opinion, the least expensive way to increase interior square feet would be to place a second story above the existing first floor, retaining the same building footprint, in lieu of the proposed addition that requires a variance. Thus, the 1,100-square foot home could increase to 2,200 square feet. A front porch could also be added. In summary, Ch. Cosgrove suggested the petitioners are creating their own hardship by the proposal, which would not meet criteria for the granting of a variance.

All Commissioners were in agreement that the proposed architecture is not cohesive, as it combines three design styles. As expressed by Ch. Cosgrove, they felt that alternatives could be explored to accomplish the family's needs.

Com. Miller expressed concern regarding the Commission's inconsistency in granting setback variances in the past, including those of Stafford Place. Dir. Mentzer explained that the City is divided into different zoning classifications that apply to geographic areas, each of which has standard setbacks. A planned unit development such as Stafford Place, however, may have different setbacks. The City sought to achieve a different form of development at the Stafford Place development, and in such situation, it felt lesser setback standards would be appropriate. In the past, the City has granted setback variations to allow two-story additions where the existing home has a non-conforming setback. In general, the City has not granted variations that involved

increasing non-conformities in front yards. Com. Pepple added that variances have been granted due to well-proven hardships in the past. Upon Com. Fawell's request, Asst. Dir. Arguilles recited the standards that must be met to satisfy a variance, which are set forth in Zoning Ordinance Table 7A.

Ch. Cosgrove summarized for the petitioners that it was unlikely the Commission could support a formal request for variance in this case.

D. INFORMATIONAL ITEMS

1. 4S120 Route 59 / Adult Use Cannabis Dispensary
Update on the adult use cannabis dispensary that received City special use permit approval in 2020 and the State's adult use cannabis dispensary licensing process.

Asst. Dir. Arguilles directed attention to the staff memo. She noted the Plan Commission would not have to take action on extension of the special use. The applicant received a 12-month extension from City Council on July 6, 2021.

2. 2022 Census Results
Update on the 2022 Census results and key takeaways.

Pl. Kieffer provided a brief overview of the Census, noting that Warrenville's population slightly increased to 13,553 as of April 1, 2020. Pl. Kieffer noted that Warrenville's population growth is consistent with that of U.S. trends, and likewise, is diversifying demographically.

The City anticipates that the new housing developments added during recent years would increase population to the extent that a Special Census would be in order for 2023. The City plans to apply for a Special Census because it would increase the amount of tax revenue the City would receive on an annual basis. An additional 1,200-2,000 residents would likely be documented in a Special Census, which could result in the City receiving \$150-\$200 per person, per year, in additional revenue. Although the U.S. Census Bureau would perform the Special Census, the City would be responsible for its cost, which would likely amount to \$70,000-\$100,000.

3. Missing Middle Housing
Presentation on Missing Middle Housing.

Asst. Dir. Arguilles presented a PowerPoint presentation explaining the characteristics of Missing Middle Housing, the value of this type of housing in Warrenville, and the benefits it could offer the City. She stated the Missing Middle is a range of multi-unit or cluster housing types that are compatible in scale with single family homes, satisfies growing demand for housing opportunities in walkable areas, responds to shifting household demographics, and meets the need for more housing choices at different price points. She defined "missing" as the types of units that have not been built in the last 60-70 years; and "middle" as units that are affordable to the middle-class. She further described the characteristics and value of this type of housing to the City, and ways the City can encourage the development of Missing Middle Housing by evaluating and updating outdated zoning regulations.

Commissioner comments were as follows:

- Com. Pepple commented on the local need for senior housing with Medicaid assistance.
- Com. Fawell inquired as to Warrenville's walkability index.
- Com. Miller suggested that Maple Hill is the definition of Missing Middle Housing. He noted that younger families are relocating to said subdivision.
- Com. Vavra commented on the need for one-level living in town.
- Com. Chapman favored the idea of making Warrenville more pedestrian oriented.

Ch. Cosgrove encouraged Commissioners to visit the websites noted in the presentation, and be continually cognizant of locations where this type of housing could be incorporated. Dir. Mentzer explained that in a land-locked community, the best examples of this type of housing are found on smaller infill parcels in existing mixed-use areas. The best opportunities for accommodating this type of housing in the future would be in these same areas, and in a form that would fit into the context of the existing neighborhood. He considered this type of development to be ideal for the Old Town/Civic Center Subarea. In his opinion, the economic component to this type of housing should be part of the City's strategy in diversifying its housing for the future.

E. CITIZENS' COMMENTS

Resident George Wundsom of 29W463 Amber Lane supported the Casey's proposal and felt it would be more attractive than the existing station. He cautioned that the Commission ensure that the footings would not present a problem with underground storage tanks. He did not support the existence of a cannabis dispensary in Warrenville. He acknowledge the need for Missing Middle Housing; however, he hoped it would be more attractive in appearance than the Stafford Place and Everton projects. Finally, Mr. Wundsom expressed his appreciation to Commissioners for their work on the Plan Commission.

F. APPROVAL OF MINUTES

1. Regular Meeting of April 21, 2022

COM. CHAPMAN MOVED, SECONDED BY COM. TAYLOR, TO APPROVE THE APRIL 21, 2022, MINUTES. MOTION ADOPTED VIA VOICE VOTE, WITH CH. COSGROVE ABSTAINING.

G. CHAIRMAN'S REPORT

Ch. Cosgrove expressed his appreciation to retiring Recording Secretary Lupo for her nearly 17 years of excellent service to the City.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer echoed and expounded upon Ch. Cosgrove's sentiments on the retirement of Administrative Assistant Lupo.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Asst. Dir. Arguilles expressed her gratitude and congratulations to retiring Administrative Assistant Lupo.

J. PLANNER'S REPORT

Pl. Keiffer expressed his thanks and best wishes to Administrative Assistant Lupo.

K. MAYOR'S REPORT

L. ADJOURN

COM. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO ADJOURN THE MEETING AT 8:41 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Marie Lupo, Recording Secretary