

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, June 23, 2022

A. CALL TO ORDER

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

Ch. Cosgrove explained the opportunity interested parties would have to provide remarks during the Citizens' Comments item of the agenda.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman Jessica Tullier, Erin Schultz, Byron Miller, Bob Vavra

Absent/Excused: Rachael Fawell

ZBA Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman, Byron Miller, Jessica Tullier, Erin Schultz

Also Present: Community and Economic Development Director Ron Mentzer, Senior Civil Engineer Kristine Hocking, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Andrew Kieffer

C. PUBLIC HEARING

1. Lexington Trace, Unit 2 – 3S460 Route 59 / Located west of IL 59, south of Butterfield Road, and north of Brayman Court
Nathan Wynsma/Lexington Homes LLC

Ch. Cosgrove stated that both public hearings can be concurrent since much of the information is the same for both Unit 2 and Unit 3. He then asked for a motion to open the public hearings.

COMMISSIONER CHAPMAN MADE THE MOTION TO OPEN THE PUBLIC HEARINGS FOR LEXINGTON TRACE UNITS 2 AND 3 - 3S460 ROUTE 59 AND 30W175 BUTTERFIELD ROAD. COMMISSIONER TULLIER SECONDED THE MOTION. CH. COSGROVE CALLED FOR THE VOICE VOTE.

MOTION PASSED UNANIMOUSLY.

Nate Wynsma presented on the above request on behalf of Lexington Trace. Mr. Wynsma stated that he would run through both projects, Lexington Trace Units 2 and 3 concurrently. The intent is to develop these two projects together. He began by explaining Unit 2, or the first addition to the Lexington Trace Development. He prefaced the discussion by providing background on Lexington Homes LLC, stating that they have 45 years of experience and have constructed over 40,000 homes. Mr. Wynsma then stated that they purchased the parcel they refer to as the "McConochie Property," adjacent to the originally developed Lexington Trace development in the city. Ownership was discussed when the development first began; however, these discussions were never actualized. Changes in circumstances allowed Lexington Homes LLC to recently purchase the property.

Mr. Wynsma stated that the development made accommodations for the eventual integration of the property, including building Brayman Court, which ends near Route 59. They also made provisions for an access easement. For Unit 2, they are proposing to build two, six-unit buildings. It would have the same architecture as the original Lexington Trace Development. Mr. Wynsma stated Lexington's desire to sell Unit 2 and Unit 3 together.

Mr. Wynsma stated that there is a wetland on the west side of the property for Unit 2, but they are preserving the majority of the wetland. They would only be clipping a small corner of the wetland. The site will be landscaped and their hope is that the property will be included in the original Lexington Trace HOA. As such, the net result would be building architecture and landscape architecture that is very consistent. Additionally, this would likely reduce HOA Fees. The units will be connected to water and sanitary sewer from Brayman Court. The water main will be extended along Rt. 59 to the northeast corner of the site.

2. Lexington Trace, Unit 3 – 30W175 Butterfield Road
Nathan Wynsma/Lexington Homes LLC

Mr. Wynsma proceeded to speak about Unit 3, which he referred to as the "Wheeler Property." Historically, there has been a commercial use on the property. Lexington is proposing to rezone the property from M-1 to residential. The Wheeler family has owned the property for many years. Access to the proposed development would be provided from Barkley Avenue. Proposing a new private street known as "Wheeler Circle" and six buildings. There will be a storm water management facility on the south side of the property. The building architecture will be similar to Lexington Trace. The landscaping will have more ornamental trees and a centrally located hardscape with a pergola. The intention is to use the Butterfield frontage for landscaping.

Ch. Cosgrove then opened the items for question and comment by the commissioners. Commissioner Miller inquired about the demographics of the Lexington Trace Development. Nate Wynsma stated that he provided that information to staff but did not have those figures on-hand. Community and Economic Development Director Mentzer stated that the demographics are somewhat consistent with what one might expect for a townhome development, including young professionals and retirees. Commissioner Miller stated that research has demonstrated that outdoor play is integral to childhood development, and inquired whether a play area amenity could be provided. Mr. Wynsma stated that generally there were not enough young families with school age children in the townhomes to create demand for that amenity. Commissioner Miller inquired about the wetlands on the site and Mr. Wynsma confirmed that the buildings could be constructed without disturbing much of the existing wetland.

Commissioner Pepple inquired whether the developer would need any variances for a setback on the south side of the property, which Mr. Wynsma confirmed would not be necessary. Ch. Cosgrove asked whether there was a curb-cut on Route 59. Mr. Wynsma said it is not discernable, but Ch. Cosgrove recommended that any curb cut along Route 59 be removed and replaced with curbing. Ch. Cosgrove remarked that there could be a realignment and addition of walkways/sidewalks to create more interconnections. He also pointed out that some of the

walkways have stairs in them and it appears that they could be ramped to remove the stairs. This could make the areas more accessible.

Ch. Cosgrove also inquired about adding additional guest parking in Unit 2. Mr. Wynma remarked that they would be adding evergreen screening along the north property line, and as part of it, potentially add parking.

Assistant Director Arguilles then described the PUD Process that would be required for this property. Ch. Cosgrove encouraged the integration of solar on the townhouse properties.

Dale Williams, the pastor at the adjacent church, stated that they requested a number of considerations from Lexington, including dust mitigation, maintenance, and storm water. He liked that it was residential property, but would have preferred it to not be so tall. He stated that he was supportive of the development and appreciated the work that Lexington has done. The subdivision is quieter than he thought it would be.

Michelle Weidman, a neighbor of the property, concurred that is much quieter than expected. Because there are so many dogs, a dog park area would be a good idea. She had concerns about runoff onto her property. She also reiterated to Commissioner Miller she believed that there were much more dogs than their children in the development, so a dog park would be more important.

Senior Civil Engineer Kristine Hocking confirmed that the property does have a regulatory wetland, but the impact proposed is warranted. Ch. Cosgrove clarified that staff would be meeting with Lexington Homes to address a number of these items from staff review and that the public hearing(s) would be continued.

COMMISSIONER CHAPMAN MADE THE MOTION TO CONTINUE THE PUBLIC HEARINGS FOR LEXINGTON TRACE UNITS 2 AND 3 TO JULY 21, 2022. COMMISSIONER MILLER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

3. Beach Dogs-3S230 Warren Avenue/ located south of Manning Avenue, on the west side of Warren Avenue
Rick Dandan/Lakeside Consultants

Rick Dandan indicated he wants to open a hot dog stand, and is asking for a parking variance. Mr. Dandan stated that he feels a variance is justified because it is simply a take-out establishment. Ch. Cosgrove inquired whether Mr. Dandan had any responses to the staff comments in the staff report, to which Mr. Dandan said that they could go through them one by one. He stated that the restaurant would be a completely walk-in concept. There would not be anything fried and the only major construction is the required corridor in the toilet. He also stated that there would be no cooking taking place. He stated that this was simply a “prototype.”

Ch. Cosgrove asked Mr. Dandan if he wanted outdoor seating to which he responded “yes.” Ch. Cosgrove then asked if Assistant Director Arguilles had any points in the staff report that she wanted to specifically request. Assistant Director Arguilles responded that staff comments were extensive. Mr. Dandan stated that he was ready to address any comments then. Director Mentzer

stated many staff comments were related to the exterior, which the applicant did not provide much information about. Mr. Dandan asked what would happen if they simply chose not to have outdoor seating. Director Mentzer reiterated that these details must be clear in order for staff to review the request properly.

Commissioner Erin Schultz and Mark Taylor expressed their support for the proposed use, but confirmed that they think it would be prudent for Mr. Dandan to answer the questions and comments provided by staff. Commissioner Bob Vavra inquired about on-site cooking, which the applicant responded on-site cooking would not take place, but food items would be warmed with a crockpot or industrial oven that circumvents code requirements. Commissioner Jessica Tullier expressed her support for the proposal. Commissioner Byron Miller stated he had no additional questions, but had his doubts about the commercial viability of the proposal. Commissioner Elizabeth Chapman asked Mr. Dandan whether the proposal would operate all year and whether there would be indoor seating, which Mr. Dandan confirmed and negated, respectively. Commissioner Bob Pepple iterated his support for the use, but stated he would similarly like to see responses to staff comments.

Community member George Lampros mentioned he recently moved from Wheaton and is very happy in Warrenville. He expressed his concern about the lack of sidewalks in that location, causing safety issues. He stated his desire for it not to stay open after 8:00 P.M. Mr. Lampros also questioned whether potential signage would fit the context in this location.

COMMISSIONER CHAPMAN MADE THE MOTION TO CONTINUE THE PUBLIC HEARINGS FOR BEACH DOGS AT 3S230 WARREN AVENUE UNTIL JULY 7. COMMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

D. CITIZENS' COMMENTS

E. APPROVAL OF MINUTES

1. CH. COSGROVE MADE A MOTION TO TABLE THE APPROVAL OF MINUTES OF MAY 19. COMMISSIONER CHAPMAN SECONDED. MOTION CARRIED.

F. CHAIRMAN'S REPORT

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

No report.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

No report.

I. PLANNER'S REPORT

No report.

J. MAYOR'S REPORT

No report.

K. ADJOURN

CH. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO ADJOURN THE MEETING AT 8:35 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Andrew Kieffer, Planner