

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, September 22, 2022
At the Warrenville City Hall
28W701 Stafford Place

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, Byron Miller, Jessica Tullier, Mark Taylor, Erin Schultz, Bob Vavra, Rachael Fawell, Carla Sanfilipp, Kennedy Hartsfield

ZBA Present: Tim Cosgrove, Byron Miller, Jessica Tullier, Mark Taylor, Erin Schultz, Bob Vavra, Carla Sanfilipp

Also Present: Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Permit and Zoning Technician Chris Santos

C. OLD BUSINESS

1. 4M Enterprises - 4S040 Route 59 / Located on the west side of IL Route 59, north of Ferry Road, south of Duke Parkway / Thomas Mouroukas / 4M Enterprises LLC

Chairman Cosgrove stated that the engineer who was slated to present and speak at today's meeting cancelled due to COVID-19 and requested a continuation of this request to the October 6, 2022, meeting.

CHAIRMAN COSGROVE MADE THE MOTION FOR THE ZBA TO CONTINUE THE MEETING TO OCTOBER 6, 2022. COMMISSIONER TAYLOR SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED

2. City of Warrenville, Public Works Department – 30W121 Estes Street / located west of Barkley Avenue, south of Estes Street, north of Duke Parkway
Phil Kuchler, Director of Public Works

Chairman Cosgrove stated that City of Warrenville, Public Works Director Phil Kuchler had requested that their public hearing be continued to November 10, 2022. Chairman Cosgrove mentioned that the Public Works Department has had forward progress on acquiring the property at the Thorntons site so the water tower component could be moved from the Estes Street location to the Thorntons site. They also plan on keeping the well house on the Estes Street property and redesigning it and moving it to the south end of that property.

CHAIRMAN COSGROVE MADE THE MOTION FOR THE ZBA TO CONTINUE THE PUBLIC HEARING TO NOVEMBER 10, 2022. COMMISSIONER MILLER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

D. OTHER BUSINESS

1. Plan Commission Nomination and Election of Vice Chair and Zoning Board of Appeals Nomination and Election of Vice Chair.

IN ORDER TO FILL THE VACANCY LEFT BY FORMER COMMISSIONER PEBBLE, CHAIRMAN COSGROVE NOMINATED COMMISSIONER TAYLOR TO SERVE AS VICE CHAIR TO THE PLAN COMMISSION AND ZONING BOARD OF APPEALS, WHICH COMMISSIONER TAYLOR ACCEPTED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE.

VOICE VOTE:

AYE: Cosgrove, Miller, Tullier, Taylor, Schultz, Vavra, Fawell, Sanfilipp, Hartsfield

NAY: None

MOTION ADOPTED UNANIMOUSLY. MOTION CARRIED.

2. Plan Commission Nomination and Election of Secretary

IN ORDER TO FILL THE VACANCY LEFT BY FORMER COMMISSIONER LOCKETT, CHAIRMAN COSGROVE NOMINATED COMMISSIONER TULLIER TO SERVE AS THE PLAN COMMISSION SECRETARY, WHICH COMMISSIONER TULLIER ACCEPTED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE.

VOICE VOTE:

AYE: Cosgrove, Miller, Tullier, Taylor, Schultz, Vavra, Fawell, Sanfilipp, Hartsfield

NAY: None

MOTION ADOPTED UNANIMOUSLY. MOTION CARRIED

E. CITIZENS' COMMENTS:

None provided.

F. APPROVAL OF MINUTES

1. Regular Meeting August 4, 2022

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF AUGUST 4, 2022, SECONDED BY COMMISSIONER MILLER AS AMENDED WITH THE FOLLOWING CHANGE:

- Spelling error on page 1 on the roll call names, the last name is spelled “Shultz” and should be corrected to “Schultz”.

COMMISSIONER KENNEDY, COMMISSIONER SANFILIPP AND COMMISSIONER FAWELL ABSTAINED. MOTION CARRIED.

G. CHAIRMAN’S REPORT

Chairman Cosgrove spoke about the passing of former Commissioner Bob Pebble. He attended Bob Pebble’s funeral and brought his Plan Commission nametag place card and presented it to his wife in honor of Mr. Pebble. His wife shared with Chairman Cosgrove that Mr. Pebble enjoyed being on the Plan Commission and being involved in the community.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT

Director Mentzer spoke of the Weekly Report which the City Administrator sends to City Council which is also shared with the PC/ZBA members so they may be informed of certain events or developments happening in the community. Director Mentzer explained that a recent report included a brief summary of the City Economic Development Representatives Meeting which took place in August 2022. The representatives that are included in these meetings are The City Administrator, the Finance Director, the Community and Economic Development Director, the Assistant Community Development Director, Mayor Brummel, and Alderman Aschauer. The purpose of these meetings is to evaluate economic development opportunities in the City and obtain feedback from the City Council representatives that can then be provided to the developer before they proceed thru the formal public hearing process. This informal, non-binding, feedback saves the developers from investing time, energy, and money into a proposal that the City is not receptive to considering. This process is similar to the Plan Commission’s Courtesy Review process.

Director Mentzer then provided a summary of the key development inquiries the group discussed at their August meeting. These included:

- A proposal to build large warehouse/distribution buildings at the Two Brothers development site located at the northwest corner of Route 59 and Route 56. Director Mentzer noted that the first impression that his staff gave regarding this proposed use was not encouraging.
- A proposal to construct a multi-tenant, flex office/industrial/warehousing building on the vacant parcel of property at the southwest corner of Bella Vista Parkway and Mill Street. The group felt this could become a viable project if the developer addresses a variety comments staff provided that would help ensure the design and character of the project fit in with the existing nearby development.
- Interest from an industrial/warehouse developer to assemble and redevelop the existing single family residential properties along Estes and Briggs in the SW District. The group expressed concern that this proposal would be complex due to the need for all of the properties in the area to be voluntarily acquired. He could not see how it could go forward without all of the properties being assembled.

- The proposed development of a new 120,000 square foot single-story building on the 7 acre, vacant, triangular shaped property on the south side of Ferry Road, west of the Illinois Prairie Path. The front part of the building would be built to accommodate the consolidation of multiple other existing Chicago Motor Cars facilities into one new facility. At a Plan Commission Courtesy Review earlier this year, the Commission had positive support for this type of project. However, due to the rising cost of construction material, supply chain issues, and the current state of the economy, this project did not move forward. Director Mentzer remarked that just recently, Chicago Motor Cars did reach out to the City of Warrenville to inquire about what type of City assistance may be available to help make moving forward with this project financially feasible. He explained that the City of Warrenville does not have a standard tax incentive package but the Economic Development representatives felt it would be in the City's best interest to have more discussions with the business and property owner about this project.
- Another property the Economic Development Representatives discussed was the former BP training facility located in Cantera along the south side of Ferry Road, east of the DuPage River. Director Mentzer described that this is currently a 150,000 Square Foot parking lot covered in asphalt. Currently, there is a logistics business that has the property under contract and that company is interested in converting the existing office building into a multi-tenant office building and redeveloping the east side of the parking lot into a full-service hotel and entertainment venue with structured parking somewhat similar to a proposal the City approved on the same lot about 20 years ago. Director Mentzer stated that if the developer wants to resurrect a similar plan, they would have to go thru the formal PUD process all over again and make sure the plans comply with applicable Cantera regulations and prove there is market support for the project in order for it to have any support from the City. Director Mentzer noted that the developers are currently performing their due diligence on the potential economics of this proposed project.
- The last property Director Mentzer discussed is the vacant Cantera property located at the northwest corner of Warrenville Road and Ferry Road. He explained that originally this lot was approved by the City to be restaurants and commercial lots, however once Freedom Drive in Naperville was developed, there was no longer market support for this concept. The property was subsequently re-zoned for office space. Director Mentzer explained that the current state of the office market has been quiet for some time and that there has not been any new office development in that area for quite some time. Director Mentzer noted that the owners of the property are looking for alternative developments that can be built on the property including multi-family housing. He noted that the City Council is very cautious about approving any additional large scale multi-family projects at this time. Some on the City Council want to see the other new multi-family projects become fully occupied so the City could effectively evaluate their impact on the City before seriously considering more of the same. A question by one of the commissioners was raised about the occupancy percentages of these new multi-family developments. Director Mentzer answered that the occupancy rates are high. All developers who recently completed multi-family projects in the City of Warrenville have been happy with the success that they

have had with them. Director Mentzer noted that the Economic Development Representatives do not support building townhouses on this property.

Commissioner Fawell asked Director Mentzer to provide an update about the meeting between the Gun Shop owner in Naperville and the City of Warrenville about the potential development of a gun shop and range building. Director Mentzer answered that the City of Warrenville currently does not allow the development of a gun range facility. Director Mentzer explained that a Gun Shop is permitted in the city because it is classified as a sporting goods store which is a permitted use in the B zoning districts. Director Mentzer noted he did not believe the Mayor would support this type of business relocating to the City of Warrenville.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Asst. CD Director Arguilles reminded all Commissioners of the APA-IL State Conference training located in Chicago and that any or all Commissioners interested in registering can contact Permit and Zoning Technician Chris Santos or Asst. CD Director Arguilles. Commissioner Tullier reiterated how helpful and interesting this Commissioner training program is having herself attended this a few years ago. Asst. CD Director Arguilles also communicated to all the Commissioners to be aware of an email coming in regards to the preference for the meeting packets. With new members, it would be refreshing to garner preference for digital copies or full-size paper packets. Asst. CD Director Arguilles also welcomed new Planner/GIS Jack Maszka and Permit and Zoning Technician Chris Santos to the Community Development Department staff.

J. PLANNER'S REPORT

Planner Maszka spoke briefly expressing his gratitude and excitement to be in his new position here and is appreciative to everyone being accommodating and helpful to him as he begins in his new role here.

K. MAYOR'S REPORT

No report.

L. ADJOURN

COMMISSIONER TULLIER MOVED, SECONDED BY COMMISSIONER TAYLOR, TO ADJOURN THE MEETING AT 7:45 p.m.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Chris Santos, Permit and Zoning Technician