

PLAN COMMISSION / ZONING BOARD OF APPEALS

COMMUNITY DEVELOPMENT STAFF REPORT

4S040 ROUTE 59 – MULTI-TENANT RETAIL REDEVELOPMENT

REVISED October 6, 2022

Project Number

SUP-2022—1001

Applicant

Thomas Mouroukas - 4M
Enterprises

Subject Property Location

4S040 Route 59

North of Ferry Road, West of
Illinois 59

Property Owner

4M Enterprises – Mourville, LLC

Existing Zoning

B-4 Motorist Service

Existing Land Use

Commercial/Retail

Comprehensive Plan

Commercial

Approvals Sought

Special Use Permits – Permanent
outdoor seating, drive-through
Variations – Sign setback and
landscape relief

Submittals

General Application Form
Special Use Application
Variance Application
Submitted Plans



LOCATION MAP

PROJECT DESCRIPTION

The Subject Property, commonly known as 4S040 Route 59, is generally located north of Ferry Road and West of Illinois 59. Currently, there is a commercial building on the site that has been vacant for a number of years. The prior use was a restaurant.

Thomas Mouroukas of 4M Enterprises (the “applicant”) is requesting a special use permit for a drive-through facility, another special use permit for permanent outdoor seating area, a variance to reduce a monument sign setback from ten feet (10’) to three feet (3’), and foundational landscape relief. If approved, the vacant building would be redeveloped into a multi-tenant retail building. A site plan, elevation plans, renderings, and engineering plans have been included in this proposal.

BACKGROUND

The legal notice of public hearing was published in the Daily Herald newspaper on July 6, 2022.

A formal public hearing for the subject project was held on July 21, 2022 as was required under the provisions of the City of Warrenville Zoning Ordinance. A copy of

the meeting minutes from the July 21, 2022 meeting is attached as Exhibit D. The Plan Commission/Zoning Board of Appeals continued the public hearing until September 8 in order to allow the Applicant to revise their submittal to address staff's review comments and the Plan Commission input provided at the initial public hearing. Subsequently, the applicant submitted revised plans at the end of August. The September 8, 2022 public meeting was canceled to allow staff ample time to review the applicant's revised plans and prepare a staff recommendation. The September 22, 2022 public hearing meeting will be considered the second public hearing.

The Plan Commission is responsible for making recommendations to the City Council on special use approval requests. The Zoning Board of Appeals is responsible for making recommendations to the City Council on variation requests.

ANALYSIS

The revised plans and drawings listed and attached as Exhibit A, including revised Engineering Plans dated September 20, 2022, have been distributed to the Plan Commission and are posted on the City's website at the following link: <https://www.warrenville.il.us/838/4S040-Route-59>.

Overview of project:

The applicant is interested in renovating the vacant retail building into a multi-tenant retail building with a drive-through. Proposed improvements include renovations to the interior and exterior of the building, building façades, site improvements, including an outdoor dining, a drive-through lane, parking lot improvements, and a monument sign.

The building area footprint will be modified to square off the front and include parking spaces, a bike area, and outdoor dining area along the east building façade facing IL-59. A steel railing is shown around the outdoor dining area. A detail for the steel railing was not provided, but will be required to be submitted to indicate the style and height.

Floor Plan: The applicant proposes to subdivide the interior of the building to include up to seven (7) unit spaces. The landlord is working on prospective tenants, but details are not available to date. The southernmost end unit is proposed to include a drive-through window.

Parking: The site plan indicates the parking lot will be restriped to provide 92 standard parking spaces and four (4) accessible parking spaces. Changes include restriping the parking spaces along the west lot line. All existing pavement on site will be removed and replaced.

Building Setbacks: With the exception of the front setback, all existing building setbacks will be maintained. The existing bump out located in the front that is currently setback 55' will be removed. The remaining 65' front yard setback will be maintained.

Building Design and Materials: The character elevations indicate the building will be refaced with brick and manufactured stone along the east elevation, north elevation, and the east 76 feet of the south elevation. The remaining elevation areas will be painted to match the new brick

colors. The building height will vary from 17 feet to 20 feet at the highest point, as measured from grade level.

Roof-top: Plans indicate roof-top units, which will be required to be screened.

Site Circulation and Access: Access to the site would be provided via the existing access drives from IL-59.

Monument Sign: The applicant seeks to install a monument sign with a setback of three feet (3') instead of the required ten feet (10') along the front property line and is seeking a variance.

Dumpster: Plans indicate a mason brick dumpster corral at the southwest corner of the lot. New wood gates will be provided. This area will remain concrete surface.

Sidewalk/Trail Improvements: A new ten foot (10') bike path is shown along the front lot line in the public right-of-way.

Landscaping: The landscape plan shows proposed plantings along IL 59 and within the parking lot area. As drawn, it does not comply with the landscape requirements as per City Code. The applicant is seeking landscape relief to eliminate the five foot (5') perimeter foundation landscape area and the interior parking lot landscape islands required every ten (10) parking spaces. The applicant is seeking landscape relief, which will be processed in accordance with the Appeals Approval Process for Zoning Applications outlined in Table 2C of the City of Warrenville Zoning Ordinance and will be subject to review under the Approval Criteria for Variations outlined in Table 7A of the City of Warrenville Zoning Ordinance.

Lighting: The plans indicate the existing decorative light poles will be painted and include new LED fixtures. A photometric plan was submitted indicating the lighting levels.

SPECIAL USE APPROVAL CRITERIA

In recommending or granting approval or conditional approval of a **Special Use for a drive-through facility and outdoor seating**, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the characteristics cited under Review of Special Uses herein -- or changes to such characteristics that conditions to which the approval is made subject require -- the proposed use will be compatible with existing uses in the area, and with Permitted Uses in the zoning district, in the following ways (response are in italic font):

1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

The applicant does not anticipate any traffic issues and indicates it will be similar or the same to what it was when the restaurant was in operation. Staff does not anticipate any impacts to traffic.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

No adverse effects are expected. Staff concurs as the subject property last operated as a commercial building without any know issues.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

The area has similar retail uses and similar character already found in the B-4 Zoning Districts.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

The area has similar retail uses and similar character already found in the B-4 Zoning Districts.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Same to existing commercial building and expected to be consistent with surrounding commercial uses.

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

The proposed multi-tenant retail building is compatible and consistent with the B-4 Zoning District.

SIGN VARIATION APPROVAL CRITERIA

In recommending or granting approval of a **sign variance**, one of the requested approvals, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that evaluate the proposed variance based on the six conditions outlined below. Because staff is not making any formal recommendation yet for this proposal, only the conditions are provided below for reference. No findings will be made until staff makes a formal recommendation:

- a. The proposed variation will not serve merely as a convenience to the Applicant, but will alleviate some demonstrable and unusual hardship, which will result if the strict letter of the regulations were carried out, and which is not generally applicable to signs within the district.

The widening of the front drive aisle to provide two way traffic and a perimeter fire lane results in the monument sign needing to shift closer to the property line.

- b. The alleged hardship has not been directly created by any person having a proprietary interest in the premises.

There is no adequate room in front of the existing building to update the access to the units and provide for a two way drive aisle and adequate fire lane for the fire department access around the building.

- c. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

The special circumstances and site constraints has not resulted from any act by the owner subsequent to the adoption of the city ordinances or amendments.

- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, increase the danger of fire, or endanger the public safety.

Due to the location of the existing building, there is not adequate room to install foundation plantings along the building foundation and provide new sidewalk access to each of the commercial units. The widening of the front drive aisle to provide two way traffic results in the monument sign needing to shift closer to the property line.

- e. The proposed variation will not alter the essential character of the locality.

The variance will provide a handicap accessible route to each of the new units. The sign setback variance and landscape variance will not impair the public safety or property values in the area.

- f. The proposed variation is in harmony with the spirit and intent of the Warrenville Sign Ordinance.

The variance request is required to update the building, perimeter access around the building to allow the best use and enjoyment of the property.

It is important to note that the Zoning Board of Appeals makes recommendations to the City Council on Zoning Ordinance variation requests. The concurring vote of four Zoning Board of Appeals members is required to take any action.

VARIATION APPROVAL CRITERIA

In recommending or granting approval of a **Landscape Relief**, one of the requested approvals, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that evaluate the proposed variance based on the six conditions outlined below. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is

made subject to be fulfilled:

- a. Special circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

Due to the location of the existing building, there is not adequate room to install foundation plantings along the building foundation and provide new sidewalk access to each of the commercial units. The widening of the front drive aisle to provide two way traffic and a perimeter fire lane results in the monument sign needing to shift closer to the property line. While staff agrees the existing conditions consist of special circumstances, it is possible to make improvements such as adding planters along the north and east building façade and in the outdoor seating area. Staff is supportive of not providing landscape parking islands every ten (10) spaces in an effort to maintain as many parking spaces as possible.

- b. Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience.

There is no adequate room in front of the existing building to update the access to the units and provide for a two way drive aisle and adequate fire lane for the fire department access around the building.

- c. The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.

The special circumstances and site constraints has not resulted from any act by the owner subsequent to the adoption of the city ordinances or amendments.

- d. Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

Due to the location of the existing building, there is not adequate room to install foundation plantings along the building foundation and provide new sidewalk access to each of the commercial units. The widening of the front drive aisle to provide two way traffic results in the monument sign needing to shift closer to the property line.

- e. The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.

The variance will provide a handicap accessible route to each of the new units. The landscape variance will not impair the public safety or property values in the area.

- f. The variance approved is the minimum required to allow reasonable use and enjoyment of the property.

The variance request is required to update the building, perimeter access around the building to allow the best use and enjoyment of the property.

It is important to note that the Zoning Board of Appeals makes recommendations to the City Council on Zoning Ordinance variation requests. The concurring vote of four Zoning Board of Appeals members is required to take any action.

STAFF RECOMMENDED APPROVAL CONDITIONS

City Staff has reviewed the proposal and is in support of the above noted special approvals due to unique property conditions of the subject property and the undue hardship that would exist should the code regulations be applied. The subject space has been vacant and the proposed improvements and use would be very desirable in this building and in this area of the community. Staff believes the requested special use and variances could be justified at this location and believes that there is likely demand in the area to support this use.

Staff recommends the following conditions be attached to any positive Plan Commission recommendation on the Special Use Permits and Variations for the 4S040 Route 59 property.

1. **Documents:** The development shall be consistent with the plans and documents listed on the attached Exhibit A and as may be revised to address the approval conditions outlined in this Staff Report.
2. **Monument Sign:** A variation to reduce monument sign setback requirements from ten (10) feet to three (3) feet off the front of the property line.
3. **Landscape Planters:** Landscape planters shall be installed along the north and east building elevations where feasible and around the proposed outdoor dining area.
4. **Landscape Plan Review:** Landscaping shall be revised to address the comments outlined in the review memo from Assistant Community Development Director, dated September 16, 2022, attached as Exhibit B.
5. **Landscape Covenant Agreement:** A Landscape Covenant Agreement satisfying the requirements of Section 11.B. 4 of the Zoning Ordinance shall be prepared, executed and recorded with the DuPage County Recorder's Office prior to the first Certificate of Occupancy issuance for this project. The approved Landscape Plan shall be referenced in and become part of the Landscape Covenant Agreement.
6. **Exterior Building Elevations:** Exterior Building Elevations shall be consistent with the elevation plans prepared in black and white and in color.
7. **Building and Fire Code:** Compliance with all applicable Building and Fire Codes, including providing required number of bathrooms, fire department connection, fire rated separation walls, building sprinklers and alarmed.
8. **Water and Sewer:** Providing individual services.
9. **Path Easement:** Dedication of a path easement along the frontage of the property.

10. **Lighting:** The black decorative poles along the Route 59 frontage should be repaired and painted, as necessary with LED fixtures.
11. **Civil Engineer Review:** The Applicant shall comply with the review comments and recommendations outlined in the review memo from the City Senior Civil Engineer, dated September 2, 2022, attached as Exhibit C.
12. **Fees and Security Guaranteeing Completion of Public Improvements:** The Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior.
13. **DuPage County Traffic Impact Fee:** Any required DuPage County Traffic Impact Fees must be paid in conjunction with the City's issuance of a building permit in this project.

CONCLUSION

Based on the information and findings outlined in this Staff Report, staff recommends the Plan Commission and Zoning Board of Appeals pass the following motion:

“The Plan Commission and Zoning Board of Appeals recommend City Council approve special use permits for a drive-through facility and outdoor seating, a variation to reduce monument sign setback requirements from ten (10) feet to three (3) feet off the front property line in accordance with the contents and conditions contained in the REVISED October 6th, Community Development Department Staff Report.”

ATTACHMENTS:

- Exhibit A: List of Plans and Drawings
- Exhibit B: Landscape Review dated September 16, 2022
- Exhibit C: Engineering Review dated July 13, 2022
- Exhibit D: Plan Commission/Zoning Board of Appeals Minutes of July 21, 2022 Meeting

EXHIBIT A**List of Submitted Plans and Drawings**

1. Zoning Applications, 10 pages, prepared by 4M Enterprises, dated 6/8/2022
2. Black and White Building Elevations and Floor Plan, 1 page, submitted on 8-23-2022
3. Color Building Elevations, 1 page, submitted on 8-23-2022
4. Civil Site Plan, 1 page, prepared by Tebrugge Engineering, dated Dec. 28, 2021 and submitted on 8-23-2022
5. Engineering Plans, 5 pages, prepared by Tebrugge Engineering, dated September, 2022 and submitted on 9-20-2022
6. Fire Plan, 1 Page, prepared by Tebrugge Engineering, dated Dec. 28, 2021 and submitted on 8-23-2022
7. Landscape Plan, 2 pages, prepared by 4M Enterprises, prepared by Tebrugge Engineering, dated Dec. 28, 2021 and submitted on 8-23-2022
8. Dupage Stormwater Certification Application, 2 pages, prepared by 4M Enterprises, dated 8/25/22
9. Light Fixtures Cut Sheets, 23 pages, submitted on 8-23-2022
10. Bike Path Easement Plan, prepared by Phillip D. Young and Associates, Inc., dated September 16, 2022 and submitted on 9-20-2022

EXHIBIT B



City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

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

MEMORANDUM

Date: September 16, 2022

To: Tom Mouroukas John Tebrugge
4M Enterprises Tebrugge Engineering

From: Consuelo Arguilles
Assistant Community Development Director
City of Warrenville

Re: 4S040 Route 59
Landscape Plan Review

We have completed review of the Landscape Plan dated December 28, 2021, 1 page, prepared by Tebrugge Engineering for 4S040 Route 59. Please be informed the plan is required to be required to comply with [Landscaping and Screening requirements of the Zoning Ordinance](#), including the following:

1. **RECORDING OF LANDSCAPE COVENANT AGREEMENT:** Landscape Covenant Agreement shall be required for all properties requiring Site Plan Approval. Landscape Covenant Agreement shall set forth the owner's responsibility to maintain the property in accordance with the approved Landscape Plan, Landscape Maintenance Plan and Landscape Maintenance Calendar. The Landscape Covenant Agreements shall be submitted to and processed by the Community Development Department. All approved and owner-executed Landscape Covenant Agreements shall be (i) in the form periodically approved by the Warrenville City Council and (ii) recorded against the owner's property in the office of the recorder of deeds, DuPage County, as permanent record of the maintenance obligations that will be assumed by the current and future owner of the property.
2. **CONTECT OF LANDSCAPE PLAN:** All Landscape Plans submitted for approval shall contain or have attached thereto the following information:
 - a. A statement of the concept and intent of the proposed landscaping, including the cost of landscape improvements in absolute terms, including statement of whether costs are wholesale or retail, and as a percentage of total project costs. The authority responsible for maintenance shall also be identified.
 - b. A statement that the Developer is aware of the ordinance.
3. **TITLE BLOCK:** Listing: a. Name(s) and address address(es) of property owner(s), b. Person(s) drawing landscape plans, c. Person(s) responsible for installing materials, d. Scaling data, e. North arrow, f. Zoning district
4. **CALCULATIONS CONFIRMING COMPLIANCE:** Either separately or on the Landscape Plan, calculations shall be provided to confirm compliance with the various quantitative requirements of the Code (i.e. "One tree for every 40 (forty) lineal feet of parcel-to-right-of-way boundary", "not less than 10% of the interior of a parking lot shall be devoted to landscaping", etc.
5. **LANDSCAPE MAINTENANCE PLAN AND CALENDAR:** A detailed site landscape maintenance plan and calendar shall be prepared by a qualified landscape architect or designer and submitted to the City for review and approval.

6. **PLANT MATERIAL SELECTION:** Planting materials used in conformance shall be of good quality, species normally grown in Northeastern Illinois, and capable of withstanding the extremes of individual site microclimates. Size and density at the time of planting and at maturity are additional criteria which must be considered when selecting plant materials. See the Arboricultural and Open Space Manual for recommended and unacceptable plant materials. Plants which clearly show signs of disease shall not be permitted and must be replaced at the owner's expense.
 - a. Shade Trees - All shade trees shall have a minimum trunk size of 2-1/2 (two and one-half) inches in diameter as measured one foot above the established ground level upon installation.
 - b. Ornamental Trees- Ornamental trees should be used, especially in small areas. These trees shall have a minimum trunk size of 2 (two) inches in diameter as measured one foot above the established ground level upon installation, or be a clump form at a height of at least 7-8 (seven to eight) feet.
 - c. Evergreen Trees - Evergreen trees should be incorporated into the landscape treatment of a site, particularly in those areas screening parking lots from dedicated public rights-of-way or property zoned for residential use. All evergreen trees shall have a minimum height of 6 (six) feet at planting.
 - d. Shrubs - Shrubs should be used extensively throughout the development. Shrubs shall be a minimum of 2-1/2 (two and one-half) feet in height when measured after planting, except for dwarf shrubs which do not reach this height at maturity. Dwarf shrub size shall be approved by the Community Development Director. Hedges shall be planted and maintained so as to form a continuous, unbroken, solid visual screen within 1 (one) year after time of planting.
7. **SOFTENING OF APPEARANCE OF WALLS AND FENCES:** Groupings of plant materials should be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect.
8. **PARKING LOT LANDSCAPING**
 - a. **Interior Parking Lot:**
 - i. Coverage - Not less than 10 (ten) percent of the interior of a parking lot shall be devoted to landscaping. Landscaping areas located along the perimeter of a parking lot as required in Subsection G.3 shall not be included toward satisfying this requirement. Moreover, foundation landscaping areas, as specified in Section H shall not be included toward satisfying the interior parking lot landscaping requirements.
 - b. **Landscaping Areas** (i.) Area - Interior landscape peninsulas within the parking lot shall be a minimum of 162 square feet in area, and 9 feet in width based on linear dimensions measured from back of curb to back of curb. All other planting islands in the middle of back to back rows of parking spaces shall be not less than 9 feet in width and 324 square feet in size. The area covered by paved pedestrian pathways within an interior landscape peninsulas and planting islands shall not exceed one-third of the landscaped area. (ii.) Spacing - Planting islands and/or peninsulas shall be located not less than every 10 spaces and at the end of every row of parking spaces. (iii.) Alternative Design - Larger landscape islands with bioswales, where appropriate, may be provided in lieu of interior parking lot landscape planting islands and/or peninsulas every 10 parking spaces. Such alternative interior parking lot landscaping shall be authorized by the City through either the preliminary and/or final PUD Plan review and approval process and shall not trigger the need for a public hearing or the approval of a Site Specific

Amendment or Site Specific exception. (iv.) Visibility - Visual sight lines at intersections, including intersections within the parking area, shall not be impeded by landscaping material.

- c. **Landscaping Material** (i.) Type - The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade. Ornamental trees, shrubbery, hedges, and other live planting materials may be used to supplement the tree landscaping, but shall not be the sole contribution to the landscaping (ii.) Quantity - Trees shall be planted with a spacing of not less than 75 (seventy-five) feet and so that at least one tree is located in the area occupied by each 20 (twenty) parking spaces. One shade tree shall be provided for every 120 (one hundred twenty) square feet of landscaped area. Each planting area shall contain at least one shade tree.
9. **PERIMETER PARKING LOT LANDSCAPING:** Planting Materials - Where a parking lot abuts property zoned for non-residential use, landscaping of evergreen or dense deciduous shrubs shall be provided across 50% (fifty percent) of that portion of the parking lot abutting the property line. This requirement shall be achieved with a planting rate equal to one (1) shrub every ten (10) lineal feet. Shrubs shall be installed at a height of no less than 2-1/2 (two and one-half) feet, and shall reach a mature height of at least 4 (four) feet. The height of such shrubs may be reduced if berming is provided so that the combined height of shrubs and berming is not less than (four) feet. Spacing between adjacent shrubs in such shrub masses shall not exceed 5 (five) feet. Other landscaping materials, including ornamental trees, evergreens, shrubs, and/or other live planting material, are encouraged at appropriate locations along the property line.
 10. **FOUNDATION LANDSCAPING:** Except in those areas providing direct paved pedestrian or vehicular access to a building, a landscaping area a minimum of 10 (ten) feet in width shall be located around the perimeter of all non-residential buildings.
 - a. Where the required foundation landscaping (both the width of landscape area and the number of plantings) cannot be installed because direct paved pedestrian (i.e. sidewalks) or vehicular access (i.e. drives serving overhead doors) into the building and across the required foundation landscape area is proposed, up to a 50% reduction to the required foundation landscaping is permitted. Unless otherwise authorized by a landscape plan approved by the Zoning Board of Appeals, required foundation landscaping shall not be reduced by more than 50%. In considering whether or not such a reduction should be authorized, the Zoning Board of Appeals shall consider how effective the displaced foundation landscaping area and plantings have been relocated and added to other required landscaping as described in this section.
 - b. **COVERAGE:** Required foundation landscaping areas shall remain open and free of all paving except where walks to buildings and other similar paving are required.
 - c. **LANDSCAPING MATERIALS:** Unless otherwise authorized by a landscape plan approved by the Plan Commission, foundation landscaping shall be provided for all buildings. Such landscaping shall consist of shade and ornamental trees, evergreens, shrubbery, hedges, turf, and/or other live planting materials. A maximum of 50 (fifty) percent of such planting area shall be turf, with the remainder devoted to planting beds. Particular attention shall be paid toward screening mechanical equipment, bicycle parking areas, and loading docks; softening large expanses of building walls; and accenting entrances and architectural features. Planting beds shall contain a sufficient quantity of plants to provide full ground coverage at plant maturity. For purposes of this subsection, annuals are considered to be mature in the same year they are planted, perennials at 2 (two)

years after planting, and shrubs and evergreens at 4 (four) years after planting. Mulch shall be maintained at least until the plants completely cover the ground in the planting beds.

- d. **TURF:** Except where occupied by planting beds, all foundation landscaping areas shall be either sodded or planted with native or adapted plant materials.
11. **PERIMETER LANDSCAPING:** Landscaping around the perimeter of a lot shall be located within a landscape yard not less than 5 (five) feet in width and shall conform with the following: a. Shade trees shall be provided at the equivalent of 75 (seventy-five) feet apart along the abutting property line. Such trees may be clustered or spaced linearly. b. Other landscaping materials, including berms, if feasible, ornamental trees, evergreens, shrubs, and/or other live planting material, as determined necessary by the Plan Commission, shall be provided at appropriate locations along the abutting property line. c. Turf - Except where occupied by planting beds, all transitional yard landscaping areas shall be sodded, planted with native or adapted plant materials, or planted with seed and blanket combination.
12. **RETENTION AND DETENTION PONDS AND BASINS:** Landscaping for retention and detention ponds shall be provided in conformance to the following requirements. Detention/Retention dimensions shall be defined as the perimeter dimension measured at the designed high water level.
- a. Trees and Planting Beds - The quantity of required landscaping improvements shall be based upon the length of the perimeter of the retention or detention pond area which is subject to this Section. For every 50 (fifty) linear feet along the perimeter of the detention or retention pond area, the following landscaping shall be provided:
- 1 (one) shade tree, or
 - (ii.) 3 (three) ornamental trees, or
 - (iii.) A planting bed or beds containing deciduous or evergreen shrubs and/or perennials, covering at least 125 (one hundred twenty five) square feet of area. Planting beds shall contain a sufficient quantity of plants to provide full ground coverage at plant maturity. For purposes of this subsection, perennials are considered to be mature at 2 (two) years after planting, and shrubs at four (4) years after planting. Mulch shall be maintained at least until the plants completely cover the ground in the planting beds. The required total area of planting beds may be divided among several beds in a practical and aesthetically pleasing manner.
- A mixture of all three landscaping elements - shade trees, ornamental trees, and planting beds - is strongly recommended. Such landscaping elements may be clustered or spaced linearly. They may be provided near the shoreline (for retention ponds), or at the perimeter or on the upper slopes of retention or detention areas, as long as they are of species appropriate for the moisture conditions expected at the planting site. Other landscaping materials, including wildflowers and other live planting material, are encouraged at appropriate locations within and along the perimeter of the detention or retention area. Guidelines for species selection may be found in the Arboricultural and Open Space Manual.
- b. Turf - Except where occupied by planting beds or permanently covered by water, all pond or basin perimeters shall be sodded, seeded, or planted with native and adapted plant materials such as prairie, meadow, and wetland plants as required under the Stormwater Management and Flood Plain Ordinance. Selection of appropriate species will depend on the extent, frequency, and duration of inundations of the area.

13. SCREENING OF REFUSE DISPOSAL AREAS, EXTERIOR GROUND INSTALLED EMERGENCY BACK-UP GENERATORS, GROUND MOUNTED NON-SINGLE FAMILY HVAC EQUIPMENT, AND PRIVATELY OWNED GROUND MOUNTED NON-SINGLE FAMILY ELECTRICAL SWITCH GEAR/TRANSFORMERS:

- a. Refuse Disposal Areas/Enclosures: All non-single family refuse disposal areas shall be screened on all four (4) sides by a solid wood fence or an equivalent material to a height of not less than six (6) feet but not more than eight (8) feet. A 100% enclosed chain link fence with polyethylene "plastic" slats is an acceptable substitute when approved by the Plan Commission. Tall shrubs, evergreen trees and other plantings shall also be provided to soften the aesthetic impact of these areas on adjacent properties and from adjacent public rights-of-way.
- b. Exterior Ground Installed Emergency Back-up Generators and Non-Single Family HVAC Equipment: A solid screen wall shall be provided around these types of improvements when located in or adjacent to residentially zoned property. Said screen wall shall be of a height equal to or greater than the equipment it is installed to screen. Tall shrubs and evergreen tree landscaping shall be installed to soften the aesthetic and noise impact of these areas on adjacent properties and from adjacent public rights-of-way.
- c. Exterior Ground Installed Non-Single Family Electrical Switch Gear/Transformers: Tall shrubs, evergreen trees and other plantings shall be provided to soften the aesthetic impact of these areas on adjacent properties and from adjacent public rights-of-way.

Please keep in mind this memo includes landscape plan comments only. Please submit a point-by-point response letter with a revised plan at time of building permit application.

EXHIBIT C



City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

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

MEMORANDUM

Date: September 2, 2022

To: Tom Mouroukas John Tebrugge
4M Enterprises Tebrugge Engineering

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

Re: 4S040 Route 59
Engineering Plan Review #2

We have completed our 2nd review of the engineering plans for 4S040 Route 59 Commercial Redevelopment with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control and Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. Existing Conditions & Demolition Plan, prepared by Tebrugge Engineering, dated December 28, 2021.
2. Site Plan, prepared by Tebrugge Engineering, dated August 23, 2022.
3. Fire Plan, prepared by Tebrugge Engineering, dated August 23, 2022.
4. Landscape Plan, prepared by Tebrugge Engineering, dated August 23, 2022.
5. Engineering Plans, prepared by Tebrugge Engineering, dated August 23, 2022.
6. Photometric Plan, prepared by PG enlighten, dated August 10, 2022.
7. DuPage County Stormwater Certification Application

ENGINEERING SUMMARY

ACCESS: The site is located on the west side of Route 59, north of Ferry Road. The existing site is accessed by two driveway entrances. The northern driveway entrance is a full access and the southern driveway entrance is a right-in, right-out. The access will not be changed.

STORMWATER DETENTION: Two dry-bottom stormwater detention pond exists on the site.

BEST MANAGEMENT PRACTICES: The net new impervious is less than 2,500 square feet, thus Post Construction Best Management Practices (PCBMPs) for Water Quality are not required for this development.

SPECIAL MANAGEMENT AREAS: There are no special management areas on the site.

SEWER & WATER: The existing building is currently served with City water and sewer. New services will be added for each unit.

EROSION CONTROL: Erosion control measures are required for this development. The Applicant should provide proposed erosion control measure within the engineering plan.

PERMITS: A City of Warrenville Stormwater and Flood Plain Certification is required due to amount of disturbance for erosion control measures.

SITE LIGHTING: The site uses 80-133 watt LEDs within the parking lot and mounted on 20' poles. These luminaires and the ones mounted to the building are 4000K fixtures.

The minimum average for medium activity parking lots is 1.0 foot-candles and the maximum is 2.0 foot candles. The average illumination provided is approximately 2.8 foot-candles and is NOT acceptable. The average to minimum uniformity ratio is 5.6:1, which is acceptable. All proposed fixtures are horizontal cutoff and do not protrude below the housing.

REVIEW COMMENTS

The Site, Fire, Landscape, and Engineering Plans have been stamped “APPROVED WITH CONDITIONS” and the following comments should be addressed prior to the Building Permit issuance.

1. Update the date in the Title Block to reflect the revision date of August 23, 2022 and add any future revision dates in the revision block.
2. Provide a Plat of Easement to dedicate a 12' sidewalk or path easement along the northeast corner of the property, for a future City project to connect to the existing IPP.
3. Plat of Easement should show the existing or proposed to be dedicated Egress Easement and any easement language related to it.
4. Provide a more recent DuPage County Stormwater Management Application (see attached).
5. Reduce the foot candle average for “Parking and Drives” to between 1 f/c and 2 f/c for “Medium” level of activity and medium size parking lots.
6. Add a note that the existing decorative light poles and fixtures along the Route 59 frontage shall be repaired, repainted, and retrofitted with Sternberg LED lights.
7. Add spot elevations to all corners of the ADA accessible parking spots and access aisles designed to ADA standards. Incorporate the City’s erosion control notes (attached)
8. Provide an erosion control plan with inlet filters and silt fence in appropriate locations (between stormwater ponds and disturbed parking area).

9. Water and sanitary service locations should be detailed in the architectural plumbing plans.
10. Incorporate the City's Standard Specifications for Water and Sanitary services (see attached).

Estimated Fees – Required AFTER Special Use approval and PRIOR to Building Permit approval

1. Submit an EOPCC which would include Erosion Control, Lighting, and required Landscaping.
2. Stormwater Management Review Fee: **\$1,000**
3. Stormwater Inspection Fee: **\$500**
4. Final Engineering Review and Inspection: **Based upon the EOPCC for Public Improvements.**
5. Development Security: **110% of the total EOPCC. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.**
6. Other building permit fees will be calculated prior to building permit issuance.

Attachments:

1. DuPage County Stormwater Management Application
2. City Erosion Control Notes
3. City Standard Specifications

shall be removed and repoured, if necessary. Rubber boots/seals must be used where pipes enter manholes. The internal connection shall be dressed up with non-shrink hydraulic cement. Hydraulic cement, mortar, and concrete must be of the strength and water-tightness quality as specified in the ASTM standards

6. When connecting a new sanitary service to an existing sanitary sewer main without an existing wye, contact Public Works to determine which one of the two following methods shall be used:
 - a. A section of the main shall be cut out to install a new wye. Connection between the existing sanitary sewer and the new wye shall be made with non-shear mission couplings with two stainless steel bands to a point where the coupling cannot shift.
 - b. Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
7. Sanitary manholes shall be pre-cast concrete units. For sanitary sewers 18-inch diameter or less, the manhole shall be 48-inch inside diameter. For sanitary sewers 21-inch diameter and larger, the manhole shall be 60-inch inside diameter.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal or otherwise noted in plans and the word “SANITARY” shall be cast in the cover. The lid shall be a self-sealing solid lid with watertight gasket and concealed pickhole. Any manhole within a floodplain shall have a watertight, boltdown frame and lid, Neenah R-1916-F1 or approved equal.
9. All commercial buildings shall have an inspection manhole.
10. Manhole sections and adjusting rings shall be sealed with butyl rope.
11. Sanitary manholes shall have a poured concrete bench.
12. Rings / steps shall be installed in manholes unless specifically prohibited.
13. External chimney seals (Cretex or approved equal) and MacWrap will be required with all sanitary manholes. The frame, chimney, and top “lip” of the cone section shall be required to be sealed with a chimney seal. This should be observed by the City prior to backfilling.
14. No ground water will be allowed to enter the sanitary sewer during or after construction.
15. No more than twelve inches (12”) of adjusting rings are allowed.

STORM SEWER

1. All storm sewers 18-inch diameter and less shall be PVC SDR26 with pipes and fittings meeting ASTM D-3034.
2. All RCP storm sewers shall be installed with rubber gasket joints.

3. The minimum storm sewer size allowed in the public right-of-way will be 10-inch diameter unless conditions warrant a smaller size.
4. On private property, storm sewer installed to drain an existing depressional area shall generally be six-inch or eight-inch (6" or 8") diameter, unless a larger size is supported by calculations.
5. Storm manholes and catch basins shall be pre-cast concrete units. For storm sewers 21-inch diameter or less, the manhole shall be 48-inch inside diameter. For storm sewers 24-inch through 42-inch diameter, the manhole shall be 60-inch inside diameter. For storm sewers 48-inch diameter and larger, the manhole shall be 72-inch inside diameter.
6. Rings / steps shall be installed in manholes unless specifically prohibited.
7. The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "STORM" shall be cast in the cover.
9. Allowable curb and parkway castings for inlets and catch basins:
 - a. When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - b. For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - c. When roll curb is present, use a Neenah R-3501-P frame and grate.
 - d. In lawn areas, use beehive type grate, Neenah R-4340-B.
 - e. In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.
 - f. When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

Round grates will not be allowed in the street. Equivalent substitutions may be permitted, if approved by Public Works.

STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
2. If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
3. All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
4. Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
5. A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
6. All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
7. Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
8. Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.



EXHIBIT D

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, July 21, 2022

A. CALL TO ORDER

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

B. ROLL CALL

PC Present: Ch. Timothy (Tim) Cosgrove, Robert Pepple, Mark Taylor, Jessica Tullier, Rachael Fawell, Byron Miller, Bob Vavra, Elizabeth Chapman, Erin Schultz

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, Assistant Community Development Director Consuelo Arguilles, Senior Civil Engineer Kristine Hocking, Planner/GIS Technician Andrew Kieffer

C. NEW BUSINESS

1. 28W575 Stafford Place - Evolet Eve Wine Shop / Located on dead end segment of Stafford Place, northeast of Warren Avenue
Monica Lefever/Evolet Eve Wine Shop

Chairman Cosgrove iterated that the applicant, Monica Lefever, was not able to be in attendance due to staffing issues at her business. He read an email from her. It stated her planned second anniversary event would essentially be a repeat of last year's first anniversary event. Chairman Cosgrove asked Planner Kieffer whether there was anything important to address about the event. Planner Kieffer stated that the only differences would be that the permit would be from 10a.m. to 10p.m. and that the band would be playing until 9:30p.m. instead of 9:00p.m. Chairman Cosgrove stated that the event was conducted well last year. No Commissioners had any additional questions.

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN COMMISSION TO RECOMMEND CONDITIONAL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT SUBJECT TO THE CONDITIONS CONTAINED IN THE JULY 7, 2022, STAFF REPORT. COMMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY.

D. CONTINUED 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, and
2. Lexington Trace, Unit 3 -30W175 Butterfield Road / southwest corner of Barkley Avenue and Butterfield Road
Nathan Wynsma/Lexington Homes LLC

Chairman Cosgrove made a motion to open the public hearing, which was seconded by Commissioner Miller and confirmed by voice vote.

Nate Wynsma, the representative from Lexington Trace, stated that they had been working with staff to address the various staff and commission comments provided at the initial public hearing. The revised documents distributed for tonight's meeting reflect these revisions.

He stated that Unit 2 is the "McConachie property" that fronts Route 59. They are proposing development of the eastern half of the property. He stated they made a variety of minor engineering adjustments, but no major changes. The development would utilize the Storm Water Management System in the original Lexington Trace project (Unit 1). They added two additional guest parking spaces at the north end of the parking/driveway area behind the two proposed townhouse buildings in this unit. The architecture in Unit 2 would be consistent with Lexington Trace Unit 1.

Director Mentzer noted that major revisions to the landscape plan. Nate Wynsma iterated that they added more evergreens and other screening along Route 59 and the north edge of the site.

3. Lexington Trace, Unit 3 -30W175 Butterfield Road / southwest corner of Barkley Avenue and Butterfield Road
Nathan Wynsma/Lexington Homes LLC

Wynsma clarified that the Unit 3 property is currently accessed by a driveway from Butterfield Road, which will be eliminated. The property has a lot of topography and they are proposing to build a new on-site storm water management facility along the southern edge of the site to satisfy applicable storm water management requirements for Unit 3. The revised PUD plans include a more detailed design plan for the central common area which reflect the revised sidewalk configuration recommended by staff, a new pergola seating amenity, and additional landscape enhancements. He acknowledged the Unit 3 plan includes ten shared guest parking spaces. He noted the existing nearby on-street parking on Barkley Ave. which would also be available for guest use. He feels that the amount of proposed on-site and existing off-site/on-street parking available for Unit 3 should be sufficient. He stated they do have room to add more on-site guest parking if the City required it but they did not believe it was necessary.

Commissioner Bob Pepple iterated that he always prefers more parking if possible. Elizabeth Chapman had no issue with the parking as proposed. Byron Miller stated that he supported the variation for the lot coverage, but inquired whether all the runoff from the building would go into the small drainage basin, which Mr. Wynsma confirmed would be the case. He then asked about the Barker proposed drainage study. Len Kleinjen, a civil engineer representing Lexington Homes, clarified that the Baker drainage study was performed by the engineering consultant that worked for IDOT when Route 56 was expanded and that study evaluated floodplain and drainage in this entire geographic area of the community. Commissioner Miller inquired whether there would be two community mailboxes in Unit 3, which Lexington confirmed was the case. He also inquired how wide the balconies are, which Mr. Wynsma stated was 18 feet by 3.5 feet. Commissioner Tullier stated that she appreciated all of the landscaping changes. Commissioner Schultz stated that she thought four parking spaces per unit was sufficient. Commissioner Fawell inquired about bike path connectivity, to which, Lexington referenced one of their PUD exhibits that reflected the

internal sidewalk network proposed in Unit 3 and how that network would connect back to the existing adjacent sidewalk and bike path network in Unit 1. Chairman Cosgrove visited the development and said he saw a number of cars on the driveways and in the guest parking. As such, he inquired about expanding an area to provide more Guest parking in Unit 3 along the west edge of the site. He also read emails from Community Member Dale Williams expressing his support for the projects.

Senior Civil Engineer Kristine Hocking stated that Lexington had addressed all staff most significant engineering comments and any remaining concerns were minor and would be addressed during the building permit process. She also stated that the proposed development would meet all of the stormwater management ordinance requirements except for the PUD variation they have requested to increase the “bounce” that would be allowed between the normal water level and high water level in the Unit 3 detention pond and increase the maximum side slope of the Unit 3 detention facility from 5:1 to 4:1. She indicated staff had no objections to these PUD variation requests as they are consistent with what the City has approved for other new developments in the City.

Assistant Community Development Director Arguilles also added that the developer’s Unit 3 requests including the rezoning the Unit 3 parcel from M-1 to Residential.

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN TO RECOMMEND APPROVAL OF THE REQUESTED FINAL PUD PLANS, FINAL PLAT OF SUBDIVISION, AND OTHER SPECIAL APPROVALS FOR UNIT 2 AS OUTLINED AND SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED IN THE JULY 14, 2022, STAFF REPORT. COMMISSIONER MILLER SECONDED.

MOTION PASSED UNANIMOUSLY

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN TO RECOMMEND APPROVAL OF THE REQUESTED REZONING, FINAL PUD PLANS, FINAL PLAT OF SUBDIVISION, AND OTHER SPECIAL APPROVALS FOR UNIT 3 SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED IN THE JULY 14, 2022, STAFF REPORT. COMMISSIONER TULLIER SECONDED.

MOTION PASSED UNANIMOUSLY

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

Commissioner Chapman made a motion to open the public hearing, which was seconded by Commissioner Taylor and confirmed by voice vote.

Chairman Cosgrove reminded the Plan Commission of the previous courtesy review for this request. John Teburgge, from Teburgge Engineering, recapped the project, stating that the building would be renovated to include seven retail spaces. He also stated their desire for a drive-through and outdoor seating. He stated that they looked at the parking orientation and developed the

parking to best suit their needs. Chairman Cosgrove inquired about the height of the proposed curb between the drive-thru lane and adjacent parking to the south which, Mr. Teburgge replied it would be the standard seven inches. He also iterated that that they would be completing a number of landscape improvements. He also discussed the City's plans for a potential bike path towards the front of the development, which he stated is possible, but could be difficult to accomplish on-site due to the narrow width of usable land and the amount of utilities in this area. He noted the proposed outdoor dining area would be enclosed with new fencing and so would the dumpster area.

Commissioner Fawell inquired whether they would be painting new parking lot directional makings, to which, Mr. Teburgge remarked they might add small stop signs and would be adding pavement directional markings. She also reiterated her opinion that additional monument signage would be advisable along the north end of the property's Rt. 59 frontage. Assistant Director Arguilles suggested the applicant submit a pavement marking plan. She also clarified that the City is not seeking the developer to install new bike path improvements but rather is seeking the dedication of a new easement along the front of the property for a future bike path. Mr. Teburgge replied that it might be difficult to provide that easement due to various existing and proposed physical constraints. She also agreed with Commissioner Fawell's position on increased signage.

Commissioner Vavra expressed qualms about how narrow and lengthy the tenant spaces would be, but was still in general support. Chairman Cosgrove asked for the size of the spaces in the buildings to the South. Thomas Mouroukus said that they are 65' deep.

Commissioner Erin Schultz requested confirmation that the applicant intended to address all of the staff engineering comments, which they stated they would. Commissioner Taylor agreed with all other commissioners' statements. Commissioner Tullier stated her support for the project but agreed with the prior statements regarding signage. Commissioner Miller inquired whether they would address every staff comment, to which the applicant responded in the affirmative. He also responded that he would like more landscape plantings. Commissioner Chapman stated she agreed with all other comments and generally supported the project. Commissioner Pepple also agreed with other staff comments and expressed concern regarding noise from menu board signage for the drive-through area. Chairman Cosgrove suggested considering (i) angled parking along the south edge of the drive-thru area and (ii) moving one decorative street light to the center landscape area in front of the building. Mr. Teburgge stated that a new photometric plan would be provided. Chairman Cosgrove also stated that native plantings would be recommended in the back detention areas. Chairman Cosgrove asked if there are existing cross access easements between this site and the adjacent commercial site to the south which is also owned by the applicant. Mr. Teburgge indicated they are currently investigating this question.

CHAIRMAN COSGROVE MADE THE MOTION TO CONTINIUE THE PUBLIC HEARING FOR THIS CASE UNTIL THE SEPTEMBER 8, 2022, PLAN COMMISSION MEETING. COMMISSIONER CHAPMAN SECONDED

MOTION PASSED

COMMISSIONER PEPPLE MADE THE MOTION TO CLOSE THE PUBLIC HEARING FOR THE LEXINGTON TRACE UNIT 2 AND 3 PROJECTS. COMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

D. CITIZENS' COMMENTS: None provided.

E. APPROVAL OF MINUTES

- a. CH. COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF JULY 7 AS-AMENDED. COMMISSIONER TULLIER SECONDED. MOTION CARRIED.

F. CHAIRMAN'S REPORT

- a. CH. Cosgrove noted Commissioner's Chapman's last meeting, and she expressed her gratitude. He also noted it was Planner Kieffer's last meeting.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

- a. Director Mentzer thanked Elizabeth for her service. He thanked Planner Kieffer for his service.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- a. Assistant Director Arguilles thanked Elizabeth for her service. She thanked Planner Kieffer for his service.

I. PLANNER'S REPORT

- a. Planner Kieffer expressed his gratitude to the City

J. MAYOR'S REPORT

K. ADJOURN

CH. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO ADJOURN THE MEETING AT 8:24 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Andrew Kieffer, Planner/GIS Technician