

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
Held on Thursday, October 6, 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, Jessica Tullier, Mark Taylor, Erin Schultz, Bob Vavra, Rachael Fawell, Carla Sanfilipp

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

Absent/Excused: Byron Miller, Kennedy Hartsfield

Also Present: Assistant Community Development Director Consuelo Arguilles, Senior Civil Engineer Kristine Hocking, Planner/GIS Technician Jack Maszka, Permit and Zoning Technician Chris Santos

Not Present: Community and Economic Director Ron Mentzer, Mayor Brummel

C. NEW BUSINESS

1. 27W173 Breme Drive/Herrick Woods HOA / Subdivision located at the southwest corner of Herrick Road, and Huskie Highway Avenue

Chairman Cosgrove stated that the Herrick Woods HOA was requesting a minor PUD amendment to allow all the homes in the subdivision to enlarge the size of their patio and decks. Chairman Cosgrove mentioned that in the spring of 2014 M/I Homes, who was the original builders of the properties, had presented to the PC/ZBA Board their original plans of the current size and depth of the decks. It was noted by the PC/ZBA to M/I Homes that the proposed size may cause a problem in the future with future homeowners which to no avail M/I homes proceeded as planned.

Jim Smith, a homeowner and member of the HOA in the Herrick Woods Subdivision shared that he and other neighbors during frequent gatherings all expressed the same common problem which was the size of their deck and patios being too small thus is the reason why the Herrick Woods HOA is taking it upon themselves to request this minor PUD amendment. Mr. Smith also mentioned that by extending the size of the decks it may solve some drainage issues as well.

Chairman Cosgrove asked Mr. Smith why wasn't there a request for the enlargement of the patio and decks to be to the full width of the buildings.

Mr. Smith answered that he has corresponded with Senior Civil Engineer Kristine Hocking for some time and discussed the proposed expansions. It was mutually agreed to expand to no more than the proposed width of just 18 feet wide to keep minimize impact to the storm water detention.

Chairman Cosgrove asked Senior Civil Engineer Kristine Hocking if the homeowners were to expand their decks and patios as proposed would there still be enough storage space.

Senior Civil Engineer Kristine Hocking explained that in the staff report she made the necessary calculations regarding the storage and that the proposed expansion would be the maximum allowed without being impervious to the wetland area.

Commissioner Taylor asked if the changes made earlier this year regarding the expanded ground coverage percentage cover this request for expansion.

Assistant Community Development Director Arguilles answered that it does not due to the fact that this was site specific to the original PUD. She supports the proposed expansion and the minor amendment to the original PUD. If this expansion were to be major then it would have to go thru the planning and zoning process and City Council.

Commissioner Taylor asked if this proposed expansion covered the depth of the patio too.

Mr. Smith answered that the proposed expansion is for the width of the patio and decks only.

Senior Civil Engineer Kristine Hocking added that any homeowner that plans to do this patio and deck expansion will still have to go thru the permitting process and any concerns regarding a drainage ditch or any type of overland floor path would be looked at.

Commissioner Vavra asked if the same material requirements apply to this expansion. Mr. Smith confirmed this with staff. Commissioner Vavra supported the amendment as long as homeowners are aware that they will have to incur this extra expense.

Chairman Cosgrove asked that if in the future the HOA wanted to expand again would there have to be re-calculations or another PC/ZBA meeting to do this again.

Assistant Community Development Director Arguilles stated that any future expansion would require staff to review the storm water detention capacity again for the development. That may trigger the need for a major amendment, which would require review by the Plan Commission and City Council.

Senior Civil Engineer Kristine Hocking indicated that there have been numerous conversations between Mr. Smith and the HOA regarding this small expansion. The HOA approved this small expansion and another future request did not seem likely.

COMMISSIONER FAWELL MADE THE MOTION FOR THE PLAN COMMISSION TO APPROVE THE MINOR PUD AMENDMENT TO INCREASE THE MAXIMUM PERMITTED DECKS AND PATIOS TO (18') FEET AND ENCLOSED DECKS TO (18)' FEET MEASURED FROM EAVE TO EAVE AND (16') FEET MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL SUBJECT TO THE CONDITIONS AND COMMENTS CONTAINED IN THE REVISED SEPTEMBER 29, 2022 COMMUNITY DEVELOPMENT STAFF REPORT. COMMISSIONER TAYLOR SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED

2. 3S346 Herrick Road / Galusha Farms Subdivision / Located on the west side of Herrick Road, north of Galusha Avenue

Chairman Cosgrove stated that the owners of this property request approval of a proposed plan to subdivide the existing lot into three new residential lots in unincorporated DuPage County. He noted that along with having to go thru the approval process with DuPage County that this property is within the City of Warrenville oversight district and that in order to approve the plat of subdivision the owners of the property would have to follow and complete a list of requirements. These included:

- Conform to the City of Warrenville Subdivision Ordinance.
- Two of the lots would have to contribute impact fees. The existing buildable lot is exempted from any impact fees. Assistant Community Development Director Arguilles confirmed with Dupage County that they are not collecting these fees but the City of Warrenville can. These fees will have to be paid before the City of Warrenville can provide a final plat to be recorded.
- The Warrenville Fire District review requested to extend the water main up to 900 feet from Galusha Road to the entrances.

Assistant Community Development Director Arguilles commented that staff has reviewed the proposed plans and is in general support of the subdivision.

Senior Civil Engineer Kristine Hocking stated that there is no storm water or engineering comments. She did state the proposed plans are very typical for single family homes.

Commissioner Fawell had asked if this new subdivision will be hooked up to city utilities such as water and sewer. She also asked where the fire hydrants will be located in this new subdivision.

Chairman Cosgrove answered that the subdivision will not be hooked up to city water and sewer but in fact will be on well and septic and that the fire hydrants will be located on the north end of the property and along the driveways of the properties.

COMMISSIONER SHULTZ MADE A MOTION THAT THE PLAN COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT OF SUBDIVISION OF THE EAST OF THE ESTATES OF GALUSHA FARM PREPARED BY ENGINEERING RESOURCES, INC. AND DATED JUNE 28, 2022. SUBJECT TO THE APPLICANT PAYING ALL STANDARD CITY OF WARRENVILLE REQUIRED SCHOOL, LIBRARY, AND PARK CASH IN LIEU OF LAND CONTRIBUTIONS PRIOR TO THE CITY EXECUTING THE APPROVED FINAL PLAT. COMMISSIONER TULLIER SECONDED. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED

D. 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 applicant has requested instead of their continued public hearing to October 6, 2022, continue the public hearing to October 20, 2022 meeting. The extension would allow more time for his engineer to fully recover from COVID-19 and allow more time to review comments from staff.

CHAIRMAN COSGROVE MADE THE MOTION FOR THE ZBA TO CONTINUE THE MEETING TO OCTOBER 20, 2022. COMMISSIONER VAVRA SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED

E. PUBLIC COMMENTS:  
None provided.

F. APPROVAL OF MINUTES  
1. Regular Meeting September 22, 2022

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF SEPTEMBER 22, 2022, SECONDED BY COMMISSIONER SCHULTZ AS AMENDED WITH THE FOLLOWING CHANGE:

- Spelling of Robert Pepple's name is inconsistently spelled wrong in the Chairman's Report section and should be corrected.

MOTION CARRIED.

G. CHAIRMAN'S REPORT

Chairman Cosgrove provided an update on former Recording Secretary Marie Lupo who retired to Florida. She was in the middle of Hurricane Ian and gave former colleagues an update that she is safe and her home did not suffer catastrophic damages. Only tree and minor car damage occurred.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT  
There was no report.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Community Development Director Arguilles provided an update regarding the form based code initiative. An update will be provided to the workgroup regarding the next steps. Two members on the Plan Commission, City Council, and from the public have volunteered to be in the workgroup.

J. PLANNER'S REPORT

Planner Jack gave an update on the Zoning Maps. He stated they will be finished and distributed soon and thanked everyone for their patience. He also mentioned that he will get items for the next meeting on the City website up and running soon for all commissioners to view.

K. PERMIT AND ZONING TECHNICIAN'S REPORT

No Report.

L. MAYOR'S REPORT

There was no report.

M. SENIOR CIVIL ENGINEER'S REPORT

Senior Civil Engineer Kristine Hocking provided an update on the Trailhead Project. Most of the sidewalks and foundations have been framed and poured however, there is currently a concrete shortage that is delaying parts of the project. Progress is continually being made and work will continue thru the year.

N. ADJOURN

CHAIRMAN COSGROVE MOVED, SECONDED BY COMMISSIONER TULLIER, TO ADJOURN THE MEETING AT 7:28 p.m.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

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Chris Santos, Permit and Zoning Technician