

PLAN COMMISSION

COMMUNITY DEVELOPMENT STAFF REPORT

30W121 ESTES STREET –FINAL PLANNED UNIT DEVELOPMENT/PLAT

REVISED November 16, 2022

Project Number

2022-1014

Applicant

City of Warrenville

Subject Property Address

30W121 Estes Street

General Location

West of Barkley Ave., South of
Estes St., north of Duke Pkwy.

Property Owner

Kendall Murphy

Existing Zoning

R-2 Medium-Low Density Single
Family Residential District

Existing Land Use

Undeveloped/Vacant

Comprehensive Plan

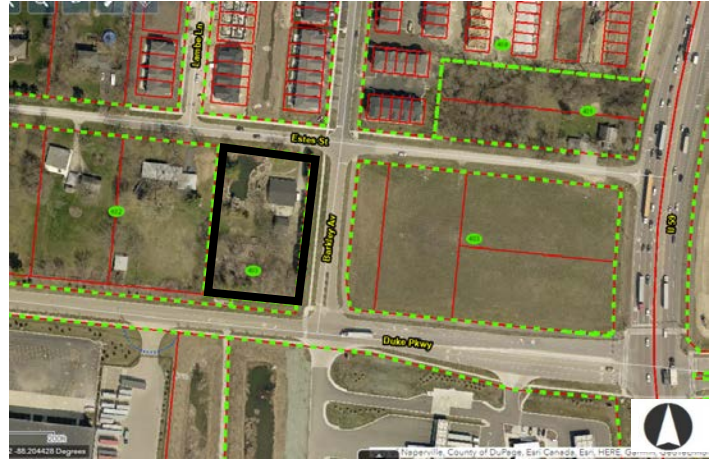
Multi-Family Residential

Approvals Sought

- Special Use Permit for Final Planned Unit Development (PUD) in the form of a Special Public Use
- Final Plat of Subdivision

Submittals

See Exhibit A



LOCATION MAP

PROJECT DESCRIPTION

After further review, consultation with the City Council, City staff and design professionals, residents, and stakeholders, City Public Works Director Phil Kuchler, the “Applicant”, coordinated the preparation of revised project plans for the 30W121 Estes Street site (the “Subject Property.”) The revised proposal includes the subdivision of the “Subject Property” into two new lots and the construction of a new municipal water supply well, an iron filtration equipment building and related improvements on the southern lot, Lot 2. The northern lot, Lot 1, would remain vacant and serve as a lot for possible future development. The City has no specific plans for proposed lot 1 at this time. The 500,000 gallon water tower, which was previously proposed to be located on the “Subject Property”, is now proposed to be constructed on the southwest corner of the Thorntons site located at 3S660 Route 59 known. A separate public hearing will be conducted on the proposed new water tower site.

The first public hearing for this proposal was held on August 4th, 2022. The second public hearing for this request will be held on November 10, 2022. This staff report currently reflects input from the first public hearing, held on August 4th, 2022, as well as any input received from the public and Applicant since that hearing.

BACKGROUND

The proposed project is being processed as a Planned Unit Development (PUD) because of its unique use, design, and its importance to the City. The City Code defines a Planned Unit Development as “A tract of land initially under the same ownership or control that is or shall be developed as an integral unit based on a plan that allows for more flexible standards than would normally apply in order to provide a higher quality of design and amenity than would otherwise be possible. In this case, the Applicant is seeking approval of the Final Plat of Subdivision and the Final PUD plans for the project. The Plan Commission is responsible for making recommendations to the City Council on Final PUD and Final Plat of Subdivision related requests.

ANALYSIS

The revised applications and revised documents listed on attached Exhibit A are posted on the City’s website at the following link: <https://www.warrenville.il.us/839/Well-No-13-and-Iron-Filtration-Building>.

Lot Area and Proposed Improvements: The Subject Property measures approximately 1.4 acres in area and is currently vacant due to a house fire in 2021 that destroyed the single-family house that was on site. The City of Warrenville is proposing to construct a well and an iron filtration equipment building on the south end of the Subject Property.

Building Setbacks: The revised site plan documents for the property indicate the proposed iron filtration water treatment building would be placed on Lot 2, the southern lot, along Barkley Avenue, and would comply with all applicable Zoning setback requirements including the minimum 40 foot front yard setback, the 12.5 foot interior side yard setbacks, and 60 foot rear yard building setback requirements.

Utilities: Existing City sewer and water mains located along Barkley Avenue would serve the proposed development.

Stormwater Management: Stormwater detention is not required for this site based on the amount of new impervious area being proposed. The project is exempt from providing on-site stormwater best management practice improvements due to the proposed water well on the site. The new municipal water well is proposed near the north lot line of Lot 2, next to the proposed paved driveway.

Site Circulation and Access: Access to the development would be provided via a single new private drive to Barkley Avenue near the north property line of Lot 2. The existing gravel driveway onto Estes Street would be removed.

Parking/Traffic: The project is expected to generate minimal regular parking needs which will be accommodated by the proposed on-site paving improvements. The volume of traffic is expected to be no more than what would be generated by a typical single family home. Public Works Department staff will visit the site daily. There will be occasional deliveries with box trucks and there will be infrequent maintenance performed on the well and iron removal building and related equipment by contractors.

Sidewalk Improvements: A new concrete sidewalk is proposed along the Estes Street frontage of the Subject Property. There is an existing public sidewalk along the Subject Property’s Barkley Avenue frontage. These proposed improvements are consistent with the requirements and recommendations contained in the City’s Subdivision Control Ordinance and Sidewalk and Bikeway Implementation Plans.

Building Design and Materials: The character elevations submitted for the iron filtration building reflects the use of building materials and color options that are substantially consistent with those found in the Lexington Trace subdivision and with surrounding residential buildings in the area. The building has been redesigned since the initial public hearing to include more articulation in the building facades, increased masonry windows, trim details and an enhanced pitched shingled roof with solar panels on the east, west, and south faces of the roof. Besides a residential style front door facing Barkley Avenue, all doors for the building, including the overhead garage type doors, are proposed on the west elevation of the proposed building. The height of the building will measure just under 22 feet in height.

Landscaping: The landscape plan reflects the preservation of a significant amount of existing vegetation on the southern portion of the Subject Property and the installation of a mix of new plant material consisting of evergreen trees, shade trees, ornamental trees, shrubs, perennial plantings, and other miscellaneous landscape materials (sod and mulch). Further, the landscape plan illustrates the installation of a new chain-link fence along the north and west property lines of Lot 2. The engineering plan indicates this fence would be a solid vinyl fence. The Zoning Ordinance requires this fence to be solid and have a minimum height of six feet.

I. PRELIMINARY/FINAL PLAT OF SUBDIVISION (This request does not require a formal public hearing)

Overview of Proposed Plat of Subdivision: The Final Plat of Subdivision, prepared by Engineering Enterprises, Inc. and dated October 18, 2022, illustrates the proposed lots. Both lots conform to the R-2 Medium-Low-Density Single-Family Residential District lot dimension requirements.

Lot 1 - The northern lot will remain vacant until developed at a later date. This lot contains 25,655 square feet (.59 Acres) and has a frontage along both Estes Street and Barkley Avenue.

Lot 2 -The southern lot is the lot where the proposed new City well and iron filtration facility are proposed to be constructed. This lot is the larger of the two lots and contains over 35,877 square feet (.82 Acres) and has its only street frontage along Barkley Avenue. Note that there is a thin, privately owned parcel in the City of Aurora between Lot 2 and Duke Parkway.

II. SPECIAL USE PERMIT FOR FINAL PUD PLANS (These requests are matters that require a formal Public Hearing)

In recommending or granting approval or conditional approval of a **Special Use for a PUD in the form of a new municipal well and iron filtration system building**, 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 (staff findings 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 traffic generated by this site will not be uncharacteristic from that generated by the surrounding residentially zoned area. Daily traffic will be limited to Public Works Department visits and occasional deliveries and repair crews.

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.

The proposed use will not create an environmental nuisance. Furthermore, the proposed Landscape Plan would enhance the surrounding environment with additional plantings, mulch, sod, etc.

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 proposed use will not be detrimental to the neighborhood character. The Applicant has taken steps to redesign the proposed project and upgrade the building and landscape design to improve its relationship to the character of the surrounding neighborhood.

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 proposed use will not require services to a degree that would burden surrounding infrastructure or development. Alternatively, the proposed use enhances surrounding public services and facilities by ensuring a steady supply of water to the surrounding area.

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.

The well and iron filtration site will not be detrimental to public safety and health. The well and iron filtration facilities will improve health and safety of the surrounding community by ensuring ample water supply for sanity and fire fighting purposes. The Applicant is committed to thoroughly assessing and then mitigating any negative impacts the new municipal will may have on private wells in the surrounding area.

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 combination of the proposed use, screening and landscaping proposals, and building design standards will result in a site compatible with a residential neighborhood.

III. PUD APPROVAL CRITERIA

In recommending approval or conditional approval of a Preliminary/Final Plan for a Planned Unit Development (PUD), the Zoning Ordinance requires the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are fulfilled. 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 are fulfilled. Community Development Department staff intends to develop and submit its findings to these approval criteria after the initial public hearing for this proposal is conducted (staff findings are in *italic font*):

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Beyond meeting the Zoning Ordinance requirements for the R-2 Medium-Low-Density Single Family Residential District, the revised building elevations and construction materials submitted have been significantly upgraded to be more consistent with those of the Lexington Trace development, adjacent to the "Subject Property." Furthermore, the proposed landscape plan has been revised and upgraded to preserve more existing vegetation and improve buffering of the proposed well and filtration site. Staff believes the revised building design, landscape plan, and buffering improvements proposed by the Applicant satisfy the "Superior Design" criteria.

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Staff has reviewed and believes the proposed project plans meet the PUD requirements set forth in the Zoning Ordinance.

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The City's Southwest District Subarea Plan which was adopted as an amendment to the City's Comprehensive Plan recognized the need for new City water production and storage improvements somewhere in the Southwest District. The implementation of the proposed PUD plans fulfill this need.

4. PUBLIC WELFARE

The PUD will not be detrimental to the Public health, safety, morals, or general welfare.

Staff does not believe that the proposed well and iron filtration site will be detrimental to the public health, safety, morals, or general welfare of those residents near the subject property and throughout the City of Warrenton. On the contrary, staff believes the proposed development will improve the health and safety of those residents near the "Subject Property" by ensuring a steady supply of quality water for emergency service and potable water purposes.

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Staff believes the proposed revised PUD will not be injurious to the use and enjoyment of other properties in the vicinity. The general absence of traffic and noise created by the proposed use would not disturb the residential nature of the surrounding neighborhood. Furthermore, staff believes that the building material, proposed design, screening, and landscaping will minimize any impairment to surrounding environmental

quality or surrounding property values. Finally, staff believes that the expanded utility capacity, resulting from the project, would facilitate the orderly development of surrounding properties.

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

There are no special environmental areas such as flood plain or wetlands on this property. The proposed landscape reflects the Applicants plan to preserve many plantings already on the site and adds additional shrubs, trees, sod, and mulch, all of which staff believes would improve the environmental character of the site.

7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planed land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

Staff believes the proposed PUD plans provide appropriate accommodation for the amount of traffic generated by the proposed use. Staff believes that the daily visits by the public works staff, occasional maintenance contractor visits, and occasional truck deliveries are not unbecoming of the traffic load of a residential neighborhood.

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

Public or common open spaces are not appropriate for this project, as this property will not be residential or open to or used by the public. However, Staff believes the proposed landscape plan is consistent with the higher standard required of a PUD.

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

This property will be subdivided into two lots, with the well and iron filtration building constructed on Lot 2. Lot 1 will not be developed at this time. Any future development of Lot 1 will need to comply with the R-2 Zoning District or come back before the Plan Commission / Zoning Board of Appeals and City Council, as applicable, for the appropriate relief. Staff does not anticipate that this PUD will require any covenants as there is no lot crossing activity or structure proposed by the Applicant.

10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

Staff believes that this project will not have any adverse impacts on the City, school districts, or other public bodies. Furthermore, staff believes it will enhance the City's water system so it can continue to provide safe drinking water and fire protection to the surrounding community. Since this is not a residential development, it will not directly impact the School, Library, or Park Districts.

11. Phasing

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

The well and iron filtration facility constitutes the only phase of this PUD development. Any proposed development on Lot 1, the vacant parcel, must abide by the Zoning Ordinance or receive special zoning relief prior to approval.

IV. CITY STAFF, CONSULTANTS, AND FIRE PROTECTION DISTRICT REVIEW COMMENTS RECEIVED TO DATE

Public Works Review: The proposed use will not create any undue burden on the existing neighborhood for public services and facilities. On the contrary, the proposed development will enhance the City's water system in the neighborhood and this area of the City. From a public safety and health perspective, the proposal will benefit residents by providing safe drinking water and to fight fires.

Warrenville Fire Protection District (WFPD) Review: The WFPD has no objections to the proposed well, iron filtration, and other structures as represented. They are looking forward to reviewing the fire protection plans for the facility.

Engineering Review: City Senior Civil Engineer Kristine Hocking has reviewed the submitted plans and documents for this project and does not anticipate any engineering/stormwater issues. The following items may be addressed as a part of the permit issuance process:

- This site is prohibited from providing PCBMPs due to Section 18-63.B.2 of the Stormwater Ordinance and thus a fee-in-lieu is required based upon the required volume.
- The fence shall be designed to not block drainage from site to the west or from the north.
- Submit a final engineering plan with details, notes, and erosion control measures.
- Submit a SWM Certificate Application.

CONCLUSION

Based on the findings outlined in this report, staff recommends the Plan Commission pass the following motions:

- 1. The Plan Commission recommends City Council approval of Final Plat Warrenville's Natural Water Subdivision prepared by Engineering Enterprises, Inc., dated October 18, 2022.**
- 2. The Plan Commission recommends City Council approval of a Special Use Permit for Final Planned Unit Development (PUD) plans for a new municipal water supply well, iron filtration equipment building, and related improvements on the newly created Lot 2, located at the Subject Property on southwest corner of Barkley Avenue and Estes Street subject to the Applicant complying with the staff review comments, recommendations, and conditions outlined in Section IV of the REVISED November 16, 2022 Community Development Staff Report.**
- 3. The Plan Commission recommends City Council to direct City Attorney to develop ordinance language to address nearby residents whose private wells might be negatively affected by the new municipal well.**

ATTACHMENTS

Exhibit A: List of Applications and Plan Submittals

EXHIBIT A**List of Applications and Plan Submittals**

1. General Application Information Form, 3 pages, prepared by Philip M. Kuchler, dated 10/19/2022
2. Special Use Permit Application-Form B, 3 pages, prepared by Philip M. Kuchler, dated 10/29/2022
3. ALTA/NSPS Land Title Survey, 1 sheet, prepared by Engineering Enterprises, Inc. dated March 22, 2022
4. Preliminary/Final Planned Unit Development-Application Form D, 5 pages, prepared by Philip M. Kuchler, dated 10/19/2022
5. Final Plat Warrenville's Natural Water Subdivision, 2 sheets, prepared by Engineering Enterprises, Inc., dated October 18, 2022
6. Proposed Site Plan, 1 sheet, prepared by Engineering Enterprises, Inc. dated October 2022
7. Landscape Plan, 3 sheets, prepared by Gary R. Weber Associates, Inc., dated October 12, 2022
8. Exterior Elevations, 1 sheet, prepared by Engineering Enterprises, Inc., dated October 2022
9. Treatment Plan Building Renderings, 1 sheet, prepared by Engineering Enterprises, Inc., dated October 2022