

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, February 9, 2023
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

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

B. ROLL CALL

PC Present: Tim Cosgrove, Byron Miller, Jessica Tullier, Mark Taylor, Bob Vavra, Kennedy Hartsfield, Rachael Fawell, Erin Schultz, Carla Sanfilipp

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

Also Present: Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka,

Not in attendance: Community and Economic Development Director Ron Mentzer and Permit and Zoning Technician Chris Santos

C. OLD BUSINESS

1. 27501 Bella Vista Parkway / Daniel Marta / OKW Architects

Located on the southwest corner of Bella Vista Parkway and Mill Street

Project No. PUD-2022-1016 (*continued from 1/19/23*)

Chairman Cosgrove stated that the owner has submitted an appeal to withdraw their application and will not be moving forward with their development at this time. Per the property owner and OKW Architects they had concerns about the updated architectural façade renderings, which would add more cost to the project and made it not feasible for them to continue with their application.

COMMISSIONER TULLIER MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR 27501 BELLA VISTA PARKWAY. SECONDED BY CHAIRMAN COSGROVE AND ALSO ASKED FOR A VOICE VOTE. MOTION APPROVED. MOTION CARRIED.

D. NEW BUSINESS

1. 3 Mignin Drive - 3S346 Mignin Drive/City of Warrenville Public Works Dept.

Project No. LDIV-2023-0001

City of Warrenville Public Works Management Analyst Kristen Youngmeyer presented to the Plan Commission their minor resubdivision proposal. Mrs. Youngmeyer stated that Harding Field is located just south of the Public Works building. Mrs. Youngmeyer reported that back in 2000, the City entered into an agreement with the Park District to lease and use a portion of this City property for park uses. At the time, the Park District needed a specific amount of land to be included in the lease, to qualify for certain grants, which included the Public Works detention pond. The case or need for a specific amount of land is not needed today and the lease period is at its end. Mrs. Youngmeyer mentioned that it has been the City's intent to give the Park District a portion of this land that is Harding Field at the end of the lease, but that did not include anything that the City should continue to own, such as the Public Works detention pond. Mrs. Youngmeyer stated that

to start the transfer process, the lot line between the Public Works property and Harding Field was redrawn, and the final plat of resubdivision is included with the application. Mrs. Youngmeyer showed that Lot 1 includes the Public Works building, pavement, wetlands, and stormwater detention ponds and Lot 2 includes Harding Field and the path that runs through the Harding Field lot, connecting the Illinois Prairie Path and the public sidewalk on Warrenville Road. Based on this they are asking for this minor resubdivision. At this time she opened the floor to any questions that the Plan Commission and Zoning Board of Appeals may have. No questions were asked by the Plan Commission and Zoning Board of Appeals.

COMMISSIONER SCHULTZ MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT OF SUBDIVISION OF WARRENVILLE PUBLIC WORKS RESUBDIVISION NO. 3 AS PREPARED BY ENGINEERING RESOURCES ASSOCIATES, DATED 10/28/22. SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED

E. APPROVAL OF MINUTES

1. Regular Meeting January 19, 2023

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF JANUARY 19, 2023, SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

F. CHAIRMAN'S REPORT

Chairman Cosgrove reported that the Little Friends Center for Autism has acquired the building to the east and is expanding. Chairman Cosgrove also reported that the subcommittee for the Zoning Overlay District Initiative has selected Codametrics to be their consultant to help make changes to their code and zoning in two sub-areas in Warrenville. Chairman Cosgrove mentioned that DuPage County and SCARCE is hosting their annual Sustainable Design Challenge. This annual program challenges local high school students to design and construct a building model with adapted Leadership on Energy and Environmental Design (LEED) criteria as the guide. Chairman Cosgrove reminded the Plan Commission that the Mayor's State of the City Address is March, 1st.

G. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Community Development Director Arguilles reported to the Plan Commission that there will be two upcoming application items at the next meeting. One is for an industrial property to expand their parking lot and the other is another industrial property that is looking to add a brew house on their property. ACDD Arguilles also mentioned that there will be zoning code updates that will be presented for consideration.

H. PLANNER'S REPORT

No report.

I. ADJOURN

COMMISSIONER TULLIER MOVED, SECONDED BY COMMISSIONER MILLER TO ADJOURN THE MEETING AT 7:15 P.M. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.