

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DRAFT Minutes of Regular Meeting
Held on May 22, 2025
At 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, Jim Martina, Mark Taylor,
Katy Ebbesen, Chris Wilson, Tom Smillie

PC Excused: Natalie Clemens, Rachel Fawell, Jessica Tullier

ZBA Present: Tim Cosgrove, Jessica Tullier, Jim Martina,
Mark Taylor, Chris Wilson, Katy Ebbesen

ZBA Excused: Natalie Clemens

Also Present: Mayor Andrew Johnson
Community & Economic Development Director Amy Emery
Community Planner Jack Maszka

Chairman Cosgrove indicated that the agenda will be revised to situate Public Comment first.

F. Public Comments

Kevin Connors

Provided public comment on the Cantera Point townhome project citing concerns about traffic, school kids, and cut through traffic on Wilbur Ave and Lorraine Ave.

Robert Oesh

Provided public comment on the Cantera Point townhome project. Stated that DR Horton was stalling the project purposefully and voiced concerns regarding traffic, school impact, bussing, proposed density, and lack of landscaping.

Steve Alesch

Provided public comment on the Cantera Point townhome project. Stated that the proposed development was too dense, three stories are too tall, and that garages are too small. Stated that he was pulling from his experience at Thornwilde. Agreed with a previous commenter that this was a delay tactic by DR Horton.

C. OTHER BUSINESS**1. Zoning Board of Appeals Nomination (Katy Ebbesen)**

Katy Ebbesen was sworn in by Mayor Johnson at approximately 7:25 p.m.

D. OLD BUSINESS**1. MaeCliff Drive / D.R. Horton, INC. – Midwest / Cantera Point Townhomes Located between MaeCliff Dr, Warrenville Rd, and Ferry Rd (Public Hearing)**

Request for approval of a final plat of subdivision, amendment to the Cantera Development Control Regulations, redesignation of the underlying use from Commercial Center Use to Multi-Family Use, and a Major Planned Unit Development Amendment with Site-Specific Amendments from the Cantera Development Control Regulations. The Applicant requested this public hearing be continued to the June 19, 2025, Plan Commission Meeting.

CHAIRMAN COSGROVE MADE A MOTION TO CONTINUE THE PUBLIC HEARING FOR THE CANTERA POINT TOWNHOME PROJECT TO THE JUNE 19, 2025 PLAN COMMISSION MEETING. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED A VOICE VOTE. APPROVED UNANIMOUSLY.

**2. Commissioner Training
Findings of Fact: Commissioners Edition
(rescheduled from February 20, 2025)**

Completion of a training opportunity from the Illinois chapter of the American Planning Association

PC/ZBA reviewed training materials as a group. A follow-up discussion ensued to relate some of the examples to Warrenville practices and experiences.

E. APPROVAL OF MINUTES**1. Regular Meeting Minutes of May 8, 2025**

E-1 page 5.... Correct vote

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES. SECONDED BY COMMISSIONER MARTINA. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

ABSTAINED: EBBESEN

G. CHAIRMAN'S REPORT

The Chairman mentioned Memorial Day activities that will be occurring over the weekend and that Warrenville in Bloom will have its annual volunteer/plant sale. He wished a happy belated Mothers' Day.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Emery shared recent City Council actions on PC/ZBA recommendations.

I. PLANNER'S REPORT

Community Planer Maszka noted it was Director Emery's second anniversary of employment with the city. He provided an update about expected 6/5 items coming before the Plan Commission/ZBA in June.

J. MAYOR'S REPORT

None

K. ADJOURN

COMMISSIONER EBBESON MOVED TO ADJOURN THE MEETING AT 8:50 P.M., SECONDED BY COMMISSIONER WILSON. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Jack Maszka, Community Planner