

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DRAFT Minutes of Regular Meeting
Held on June 05, 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, Jessica Tullier, Jim Martina, Katy Ebbesen,
Mark Taylor, Chris Wilson, Tom Smillie

PC Excused: Natalie Clemens, Rachel Fawell

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

ZBA Excused: Natalie Clemens

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

C. OLD BUSINESS

**1. 3S286 Talbot Ave / Marcin Miekina / Truck Repair Special Use and Variance
Located at the northwest corner of Butterfield Frontage Rd and Talbot Ave
(Continued Public Hearing)**

Request for approval of a truck repair special use permit and a front yard parking setback variance for a truck repair business.

CHAIRMAN COSGROVE MADE A MOTION TO OPEN THE PUBLIC HEARING.
SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A
VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Petitioner Presentation:

Ryan Vlieg, Civil Engineer, presented the request on behalf of the owner. The project includes a parking lot expansion and drive, fire hydrants, landscaping along Talbot, fire suppression, and an alarm system. He noted there are two residential homes. Both are vacant. The owner has no current plans for those structures. They are not part of the project. He noted that the owner understands that the buildings cannot be re-established as residences.

Public Testimony:

None

PC/ZBA Questions and Comments:

Building:

Confirmed with applicant only adding doors and entry. No commitment to paint.

Landscaping:

Confirmed trees with impacted root zones due to construction will be removed.

Stormwater:

Confirmed stormwater detention is not required, but Best Management Practices are required and will be fulfilled with a vegetative buffer. Other structures are still being finalized and subject to review of City Staff.

Concerns:

- Overflow parking.
- Keeping site tidy.
- Types of trucks/vehicles to be parked. Petitioner to confirm with owner.
- Plan for vacant residential structures unknown. Plan Commission would prefer to see residential structures demolished given condition. If not, a detailed plan for these structures should be submitted for review.
- Parking lot lighting to be on timer, with limited security and/or motion sensor lighting overnight

CHAIRMAN COSGROVE MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO THE JULY 24, 2025, PLAN COMMISSION AND ZONING BOARD OF APPEALS MEETING. SECONDED BY COMMISSIONER MARTINA. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

D. NEW BUSINESS

- 1. 28294 Ferry Rd / John Schiess / Riverview West Age Restricted Apartments Located on the north side of Ferry Rd between Torch Pkwy and Winfield Rd (*Public Hearing*)**

Request for approval of a Preliminary Plat of Subdivision, Major Planned Unit Development Amendment, and Preliminary Planned Unit Development Amendment with code deviations.

CHAIRMAN COSGROVE MADE A MOTION TO OPEN THE PUBLIC HEARING. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Petitioner Presentation:

John Schiess – Provided an overview of the project concept. He noted the project is for a new 55+ Residential building proposed as a substitution for 3 commercial spaces along Ferry Road. The two commercial corner lots will be retained.

The Arden is currently at 95% occupancy. The townhomes are also all 92% occupied.

The plan has changed from the original concept due to the lack of market demand for the three commercial spaces. These commercial areas were a critical component to the proforma of the site. As a result, an additional 150-unit age-restricted residential building is now proposed.

The proposed building footprint has changed to accommodate full fire emergency vehicle access to all sides of the building. Mr. Schiess reviewed the details of the site plan and building layout.

Parking inside the garage is assigned with the lease of each unit. This statement was corrected as there are only 94 covered spaces. Not a first-come, first-served garage. Garage space comes with each leased unit. Parking spaces are connected to each unit.

Alex Vaysam – Project Architect reviewed updated elevations. The first level is a garage. Podium-style building construction. This is a revision from the previous elevation when the parking garage was open. Five (5) stories of living are to be constructed above the deck. Parking will have its own ventilation system. A variety of building materials have been proposed. Corners of the building now include open balconies. Each unit will have its own balcony.

There is a market for senior housing, with many amenities that the proposed 55+ units will be able to address.

Mr. Schiess reviewed the three key components of the staff report and response efforts:

- 1) Architecture and Planning – 14 outstanding comments. Some, if not all, have been addressed by a submittal provided to staff today.
- 2) Traffic Study – The traffic engineer is updating the study to reflect a new mix of uses. That updated study should be completed in about two weeks for staff review.
- 3) Preliminary Engineering Plan – Working to address outstanding comments and submit to staff later this month.

Public Testimony:

Libby Fischer

- Objected to the intensity of use (height, number of units, and mix of uses)
- Expressed concern about lack of landscaping, reduced parking ratios and number of variances.
- Indicated property is not currently maintained.
- Shared desire for more affordable senior housing, not market rate
- Also expressed concerns about short-term rental of the units on Torch Parkway

- Requested developer Explore reorientation of building to be parallel to Ferry Road between the Arden and the right-of-way. Mr. Schiess responded that such an option had been explored but that location overwhelmed the aesthetic of the corridor where buildings are set-back with green/open spaces as proposed.

Robert Dunn

- Noted that the existing surface parking lot is full. Concerns about parking accommodations on-site.

Donna Sizemore

- Echoed Ms. Fischer Comments. Agreed with all remarks.

PC/ZBA Questions and Comments:

Chairman Cosgrove

- Reviewed the history of the project.
- Verified the market studies in the packet have been updated to confirm there is no foreseeable viability for the additional commercial spaces.
- Shared that Arden Design was a Texas wrap with the parking spaces inside the deck to accommodate each unit. Mr. Vaysman confirmed 19 spaces are available on first floors. 5th floor has 100 spaces available. Also noted will lower price of the parking deck for the 5th floor since open air.
- Stated that when the Arden building was approved, he thought that the parking was included in rent.

Owner expressed that the original approved parking was part of the original Arden approvals and that parking was never explicitly stated as free.

Thomas Smilie

- Expressed concerns about emergency egress, noted annual fireworks display can be heard at the property
- Preferred to see the commercial removed in favor of additional tenant amenities/open space. Developer noted that he has interest in a daycare and a breakfast café for the remaining commercial spaces.

Wilson

- Expressed concerns about shared parking areas and that the proposed building has no foundation plantings.

Taylor

- Requested confirmation that the 55+ the parking will be included for the residents of each space.
- 85 / 90% of exterior parking is currently occupied.
- Suggested landbank parking.
- Discussed possibility of using the 5th level of parking and amending the Arden approvals in the future.

Martina

- Confirmed All Guest parking for 55+ is in front of the building.

Tullier

- Appreciate comments and changes made to the plan based on staff and commission feedback. Believes it will be a successful project.

Cosgrove

- Discussed solar on roof. Developer noted roof is not as flat as appears and many interruptions for ventilation, AC, Gas, etc. that make solar installation challenging. Did reach out to companies, but not interested.
- EV chargers – designate 3 for outdoor level 2 chargers. In the garage, have at least for the first floor connection to meter. Not fastest, but in 7-8 hours charge.
- Townhomes – have a commercial tenant that works with relocation companies. Have short-term rental, but not AirBNB and VRBO.

Mr. Schiess requested the public hearing be continued to the July 24 Plan Commission meeting.

CHAIRMAN COSGROVE MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO THE JULY 24, 2025, PLAN COMMISSION MEETING. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

E. OTHER BUSINESS

1. Northwest Corner of Rt 59 and Rt 56 / Phil Domenico / Multi-Family Development Located near the northwest corner of Rt 59 and Rt 56 (Courtesy Review)

Petitioner Presentation:

Phil Dominico – Introduced concept and Synergy Construction Group. 16 Years in Business. Exclusive Partner is BJB Properties in Park Ridge

Proposal is for 180 units; Mix of 1-3 bedroom amenities. All units will be two-story rentals. The site will be highly amenitized as is necessary to retain tenants and market viability. The proposed parking ratio is 1.85 ratio.

With respect to the balance of the site, to create a mixed-use concept, a layout of 4 commercial lots and a frontage road was shown. Mr. Jeff Walker indicated the plan is for a coffee shop by Two Brothers. Other uses not specifically mentioned.

With respect to architectural design. Inspirational images for context to commercial were shown.

Synergy hopes to break ground in early 2026. 18 months of construction. Deliver in 2028. Strong demand for market rate multiple family.

PC/ZBA Questions and Comments:

Ebbesen

- hesitation with townhomes. Appreciate 2-story, not 3-story. Like greenspace and amenities. Not having 2 parking spaces per unit is a concern. Appreciate updated plan with commercial. Confirmed Two Brothers Café is definitely moving ahead.

Martina

- Confirmed all parking is open. Guests can park anywhere.
- Noted façade looks at lot like Everton, which is not to his liking. He requested some additional attention to the design.

Tom Smilie

- Expressed objection to any residential use. In his reading of the SW District plan, site should be commercial, particularly since adjacent to industrial use. Prefer all commercial uses.
- Stated that his preference is to have businesses around a common open space. Example Danada Town Square. Rosemont examples cited.
- Concerned about cut-thru traffic.

Wilson

- Northern side of the proposed multi-family buffer area – single family is adjacent – provide additional buffer to both the residential to the north and light industrial to the west.

Taylor

- Asked about solar. Developer confirmed has done in the past, but relied a lot on federal incentives to accomplish solar. May not be available going forward. It is a cost issue.
- View from Building 9 should also be given additional consideration.
- Appreciate they are more affordable rental unit. Appreciate unit mix.
- What are the landscape plans on north end with buffer to Summerlakes. Not yet hired landscape architect as the project is only in the Courtesy Review phase.

Cosgrove

- Concerned about right in right out access. Suggested engaging property owners north along Route 59 to accommodate full access.
- Compare to access to the future commercial uses on previous designs for the Two Brothers development. The commercial sites need access to Barkley.

F. APPROVAL OF MINUTES**1. Regular Meeting Minutes of May 22, 2025**

Chairman Cosgrove mentioned that Commissioner Tullier's name was not included in the "absent" list of the minutes.

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

ABSTAIN: TULLIER

G. PUBLIC COMMENTS

Eric Hohenstein, resident of Summerlakes.

- Expressed concern about the development proposed during the Courtesy Review request. Specifically, cut-thru traffic impacts and concern about congestion at the intersection of Barkley and Butterfield

H. CHAIRMAN'S REPORT

Announced grand opening of Cora Coffee and Tea and first Concert in the Commons on June 18, 2025

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Emery reviewed City Council Actions taken on June 2, 2025.

J. PLANNER'S REPORT

Community Planner Maszka reviewed upcoming agenda items for June 19, 2025 Meeting

K. MAYOR'S REPORT

None

L. ADJOURN

COMMISSOINER WILSON MOVED TO ADJOURN THE MEETING AT 9:25 P.M., SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Jack Maszka, Community Planner