

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DRAFT Minutes of Regular Meeting
Held on June 19, 2025
At Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Chairman Cosgrove called the meeting to order at 7:02 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Jessica Tullier, Jim Martina,
Mark Taylor, Rachael Fawell, Chris Wilson, Tom Smilie

PC Excused: Natalie Clemens, Katy Ebbesen

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

ZBA Excused: Natalie Clemens, Katy Ebbesen

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

C. OLD BUSINESS

**1. MaeCliff Drive / D.R. Horton, INC. – Midwest / Cantera Point Townhomes
Located between MaeCliff Dr, Warrenville Rd, and Ferry Rd
(Continued 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 the Public Hearing for this project be continued to the July 10, 2025, Plan Commission meeting.

CHAIRMAN COSGROVE MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO THE JULY 10 PLAN COMMISSION MEETING. SECONDED BY COMMISSIONER FAWELL. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

D. NEW BUSINESS

**1. 3S140 Talbot Ave / TCB Management / Speculative Industrial-Office Building
Located at the northeast corner of Calumet Ave West and Talbot Ave**

(Public Hearing)

Request for approval of Preliminary/Final Planned Unit Development plans with code deviations and variations from the DuPage County Stormwater Ordinance for a speculative industrial-office building and related improvements.

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:

Chris Snitka with the TCB Development team introduced the project and reviewed requests. He explained the intent is to build and retain ownership until a tenant is secured. May have one or two tenants when fully occupied. He also noted that the irregular lot shape creates a challenge in developing a project that complies fully with standards, so the petitioner explained deviation requests. The petitioner is working with staff to address open items included in the staff report. They are prepared to commence construction as soon as complete entitlement approvals.

PC/ZBA Questions and Comments:

Cosgrove

- Requested the Applicant confirm truck loading will be on the north and south ends of the site.
- Requested the Applicant review stormwater grading and permeable paver locations.
- Requested directional notations on plans be revised to be consistent.

Smilie

- Asked about the close rate for spec buildings. Petitioner confirmed they have a successful track record of renting out rather quickly in other locations in the region.
- Requested that any efforts to retain mature trees would be appreciated. Applicant agreed.

Cosgrove

- Expressed concern about the deviations for the landscape island. Tullier confirmed that the parking proposed is in excess of code requirement. Petitioner indicated this is consistent with their practice on other sites and will avoid parking overflow on the street.
- Community Planner Maska noted that the requests are for deviations, not variances, which are not to the same standard.

Wilson

- asked about how to address division of property between two tenants.

Martina

- asked for the north detention pond. Asked Engineering to confirm slopes are acceptable at the property line.

In response to Chairman Cosgrove, the Petitioner reviewed the material color variation of the building. The long wall along Talbot was suggested to provide additional color variation. Provide additional awnings on the west façade. Chairman Smilie noted that CRS (an adjacent business)

has the same color scheme. Petitioner agreed to add some accents, additional variations to add interest to the façade.

Discussing turning radius, the Petitioner indicated that turning radius focus is for box trucks. He does not anticipate semi-trailers.

Fawell

- Encourage to look at additional native plantings on the landscape plan with it being near the park.

Public Testimony:

None

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

2. 28341-28361 Diehl Rd / Cantera Commons Minor PUD Signage Amendments Located on the south side of Diehl Rd, west of the intersection of Davis Pkwy and Diehl Rd

Request: Request for approval of minor planned unit development amendments to Ordinance O2050 to update signage regulations specific to the Subject Property.

Petitioner Presentation: Community Planner Maszka reviewed the history of Cantera Lots 2-7 and its very specific requirements that apply to Multi-Tenant Unit A and B. Current regulations ban window signs and do not contemplate a single user occupying more than 1 tenant space. The proposal is to:

- Permit three signs for corner tenant lots
- Permit logos as secondary signs
- Permit larger signs for those users occupying more than one tenant space
- Permit window signage up to 50% of the total window area.

PC/ZBA Questions and Comments:

Cosgrove

- Noted landscaping needs to be updated. Code Enforcement will work with the landlord.

Smilie

- Confirmed that window signage is located at customer access. Staff confirmed these regulations are even more restrictive than what is permitted elsewhere in the city.

COMMISSIONER TULLIER MADE A MOTION THAT THE PLAN COMMISSION APPROVE THE CANTERA SUBAREA I SIGNAGE MINOR PLANNED UNIT DEVELOPMENT

AMENDMENT AS OUTLINED IN THE JUNE 19, 2025, COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT. SECONDED BY COMMISSIONER WILSON. MOTION PASSED. MOTION CARRIED.

E. PUBLIC COMMENTS

None.

F. CHAIRMAN'S REPORT

Chairman Cosgrove wished the commissioners and staff a happy 4th of July.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Director Emery provided an update on the P.S. Flowers operation moving into the "old blacksmith" shop and gave a presentation on key points from the 2025 Strong Towns National Gathering in Providence, RI.

H. PLANNER'S REPORT

Planner Maszka reviewed the July 10 meeting agenda.

I. MAYOR'S REPORT

None.

J. ADJOURN

CHAIRMAN COSGROVE MOVED TO ADJOURN THE MEETING AT 8:16 P.M. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

Jack Maszka, Community Planner