

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, February 23, 2023
At the 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, Mark Taylor, Kennedy Hartsfield, Erin Schultz, Carla Sanfilipp

Excused/Absent: Byron Miller, Rachael Fawell, Bob Vavra

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

Excused/Absent: Byron Miller, Bob Vavra

Also Present: Mayor Brummel, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Community and Economic Development Director Ron Mentzer and Permit and Zoning Technician Chris Santos

(Informational note: A detailed report of the proceedings and transcript of the testimony provided during this public hearing was prepared by Pamela Cosentino of Veritext Legal Solutions. A copy of the transcript is available from the City's Community Development Department. The following meeting minutes reflect the key points presented and discussed during the public hearing.)

C. PUBLIC HEARING

1. 30W180 Butterfield Road/CIMA-PRIDE Stores

Located on the west side of Barkley Avenue, North of Butterfield Road

Project No. SUP-2022-1002

COMMISSIONER TULLIER MADE A MOTION TO OPEN THE PUBLIC HEARING FOR 30W180 BUTTERFIELD ROAD. SECONDED BY COMMISSIONER SCHULTZ AND ALSO ASKED FOR A VOICE VOTE. MOTION APPROVED. MOTION CARRIED.

After being sworn in, Dan Soltis from CIMA Developers LP, presented his application for a request of a Special Use Permit approval for liquor manufacturing without ancillary retail or tasting room/pub and foundational landscape relief. If approved they would build a 5,082 square foot commercial building with five parking spaces and a small loading space. There would also be an 808 square foot walk in cooler, abutting the proposed commercial building's north façade.

Chairman Cosgrove asked Mr. Soltis if they were going to open up a public right of way to Youghal Road and if they are going to improve the surface area as well.

Mr. Soltis stated that they don't use Youghal Street and are open to improving the surface area.

Chairman Cosgrove also asked staff if the fencing can be added to the Special Use Permit.

Planner Maszka confirmed that fencing will be a condition on the Special Use Permit.

Chairman Cosgrove asked Mr. Soltis if they plan on making only beer.

Mr. Soltis confirmed that they would only make beer.

No questions from the Plan Commission.

Chairman Cosgrove asked Mr. Soltis to bring more detailed architecture plans of the building to the next meeting. Chairman Cosgrove asked Mr. Soltis if they planned to add any solar panels to the proposed building. Mr. Soltis stated that there were no plans at this time to add any solar panels to the propose building.

CHAIRMAN COSGROVE MADE A MOTION FOR THE PLAN COMMISSION AND ZONING BOARD OF APPEALS TO CONTINUE THE PUBLIC HEARING TO THE MARCH 9, 2023 MEETING. SECONDED BY COMMISSIONER TAYLOR. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION APPROVED. MOTION CARRIED.

2. 3S450 Illinois Route 59/Beacon Supply-Boone Roofing
Located on the west side of Route 59, South of Butterfield Road
Project No. SUP-2023-0001

CHAIRMAN COSGROVE MADE A MOTION TO OPEN THE PUBLIC HEARING FOR 3S450 ILLINOIS ROUTE 59. SECONDED BY COMMISSIONER TAYLOR AND ALSO ASKED FOR A VOICE VOTE. MOTION APPROVED. MOTION CARRIED.

After being sworn in, Diane Daubenspeck from ABS III, LLC, presented their request for approval for a Special Use Permit for existing outdoor storage and Final Landscape approval. Ms. Daubenspeck stated that her company bought the property back in 2016 and rented it out to Beacon Roofing Supply. During that time the manager of the building had added approximately 8,800 feet of additional pavement intended to be used as outdoor storage without a permit. Ms. Daubenspeck also stated that in late 2021 the City of Warrenville's Code Enforcement became aware of the unpermitted work and since then has worked with the property owner to address the outstanding code compliance issue and are now asking for this Special Use Permit and Final Landscape plan to be in compliance with everything addressed by the City.

Ms. Daubenspeck mentioned that in the revised Final Landscape Plan they want to add guard rails to prevent forklifts from hitting the trees and also add additional screening to the trees on the north side of the property. They will also donate and add additional screening on the southwest corner of the property that benefits the Lexington Trace Townhomes that are next to the property.

Chairman Cosgrove asked staff where the stormwater will flow with all these landscape changes.

Assistant Director of Community Development Arguilles mentioned that there were no stormwater detention comments from Senior Civil Engineer Kristine Hocking.

Planner Maszka stated that the stormwater flows north and it is not part of the Lexington Trace wetland system.

Chairman Cosgrove referred to a complaint that was addressed to him from a residing neighbor, Dale Williams, regarding the brightness of the floodlights towards the rear of the building. The glare from the bright lights is a problem. It is disruptive and too bright. Ms. Daubenspeck stated that they are open to fixing the glaring light issue so it won't be a problem for Mr. Williams.

Commissioner Schultz thanked Ms. Daubenspeck for addressing the glaring light issue and being a good neighbor to the surrounding residents.

Commissioner Hartsfield asked Ms. Daubenspeck for clarification on what they are not in compliance in from their 2016 permit.

Ms. Daubenspeck stated that the manager of Beacon Roofing Supply paved a significant area for storage without a permit.

Commissioner Hartsfield asked what sort of assurance will there be this time since the system clearly failed in the upkeep and monitoring on this property.

Ms. Daubenspeck stated they have hired a landscape company that will maintain the landscape of the property.

Commissioner Hartsfield asked if the City has anyone on staff that will monitor this property.

Director Mentzer stated that the City has a consulting firm that does all landscape inspections for properties that have landscape plan agreements. Director Mentzer confirmed that the applicant is responsible for the upkeep of their property.

Ms. Daubenspeck mentioned that COVID-19 did impact their operations, and this unfortunate misstep in what has transpired with this property is one of the results of that. Director Mentzer did acknowledge as well that due to City staff turnover, other priorities and resources had to take over first, now because this property has heavy fines from the various violations that have accumulated, these items are currently being addressed and are allowing everyone to get a fresh start with a new Special Use Permit that will have a series of conditions from staff that the applicant must follow and maintain.

CHAIRMAN COSGROVE MADE A MOTION FOR THE PLAN COMMISSION AND ZONING BOARD OF APPEALS TO CONTINUE THE PUBLIC HEARING TO THE MARCH 9, 2023 MEETING. SECONDED BY COMMISSIONER TULLIER. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION APPROVED. MOTION CARRIED.

D. NEW BUSINESS

1. 3S260 Warren Avenue / Warrenville Park District
Project No. TUP-2023-0001

Chairman Cosgrove stated that the Warrenville Park District is requesting approval of a Temporary Use Permit to conduct ten temporary events each year from 2023 through 2025.

Warrenville Park District Director Tim Reinbold and Superintendent of Recreation and Safety Matt Odom shared with the Plan Commission that these events have been long-standing in Warrenville and have great turnouts within the community. Superintendent Odom stated that there

are a couple changes to some of the events. For the Art on the Prairie event they have moved that event location to the park district parking lot and there will not be a need for street closures. Superintendent Odom also mentioned the new event which is the Hometown Holidays Drive-Thru event intended for seniors and families that would rather stay in their car and enjoy a drive-thru holiday experience.

Chairman Cosgrove mentioned to Director Reinbold a concern for parking accommodations that may affect the Evolet Eve Wine Shop down the street owned by Monica Lefever during the Summer Daze Event. Director Reinbold stated that he has been in communication with Mrs. Lefever and will work with her to make accommodations that would best fit both parties.

COMMISSIONER TULLIER MADE A MOTION FOR THE PLAN COMMISSION TO RECOMMEND TO CITY COUNCIL GRANT CONDITIONAL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT TO ALLOW THE PARK DISTRICT TO CONDUCT TEMPORARY EVENTS OUTLINED IN EXHIBIT B EACH YEAR IN 2023 THROUGH 2025, SUBJECT TO THE FOLLOWING CONDITIONS AS NOTED IN THE STAFF REPORT DATED ON 2/16/23. SECONDED BY CHAIRMAN COSGROVE. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY. MOTION CARRIED

E. APPROVAL OF MINUTES

1. Regular Meeting February 9, 2023

CHAIRMAN COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF FEBRUARY 9, 2023, SECONDED BY COMMISSIONER SCHULTZ. CHAIRMAN COSGROVE ASKED FOR A VOICE VOTE. MOTION PASSED. MOTION CARRIED.

F. CHAIRMAN'S REPORT

Chairman Cosgrove mentioned that the City of Evanston has been in the news recently regarding an impact study on the redevelopment of Ryan Field and was evaluating adding Auxiliary Dwelling Units to their Zoning Ordinance which would help with adding affordable homes to the community.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Community and Economic Development Director Mentzer provided the Plan Commission an update on a few projects and developments that were discussed at the last City Council's Economic Development Representatives Group. Some of the items that discussed were:

- The proposed adult use cannabis dispensary at the northwest corner of Route 59 and Ferry Road
- The status of Chicago Motorcars plan to build a luxury or sports car auto dealership on the seven acre vacant site south of Ferry Road and west of the Illinois Prairie Path Bridge

- The news of the 20 acre vacant Two Brothers Brewing Company property at the northwest corner of Route 59 and Route 56 and the potential development for a new gas station on the property.
- The potential development of the 17 acre former BP Training Facility located along the south side of Ferry Road, west of Winfield Road, with a data center use.
- Developer interest in building three-story rowhomes on the nine acres of vacant property located in Cantera at the northwest corner of Ferry Road, Warrenville Road, and Mill Street intersection
- Interest from Chicken N Pickle in building a new restaurant and pickle ball recreational facility in the City. The work group discussed site options and the company's incentive expectations.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assistant Community Development Director Arguilles praised Director Mentzer for his leadership and hard work on the upcoming projects that he presented at the most recent City Council meeting. ACDD Arguilles also mentioned that she completed her first year here at the City of Warrenville and is looking forward to her second year with the City.

I. PLANNER'S REPORT

No Report.

J. PERMIT AND ZONING TECHNICIAN'S REPORT

No Report.

K. MAYOR'S REPORT

Mayor Brummel mentioned that the annual State of the City Address is Wednesday, March 1, 2023, at 6:00 p.m.

L. ADJOURN

CHAIRMAN COSGROVE MOVED, SECONDED BY COMMISSIONER TULLIER TO ADJOURN THE MEETING AT 8:27 P.M. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Chris Santos, Permit and Zoning Technician