

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, March 10, 2022

A. CALL TO ORDER

Plan Commission Ch. Cosgrove called the meeting to order at 7:20 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Bob Vavra, Elizabeth Chapman

Absent/Excused: Jessica Tullier, Erin Schultz, Byron Miller

ZBA Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman

Absent/Excused: Byron Miller, Jessica Tullier

Also Present: Mayor David Brummel, Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Andrew Kieffer

C. INTRODUCTION OF NEW ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR CONSUELO ARGUILLES

Dir. Mentzer welcomed Assistant Community Development Director Arguilles to the City of Warrenville.

D. COURTESY REVIEW

1. 28W571 Batavia Road

Located on the south side of Stafford Place, west of Warren Avenue, and north of Manning Avenue

Review and discuss potential request for Special Use Permit and Variation approvals to open a Drive-thru Café Use.

Recycled Cycling Bike Shop owners Jeremy Behnken and Bob Marcuccelli addressed the Commission to present their proposal to open a small, indoor café with an outdoor seating area to enhance their bike shop business. Mr. Behnken reported that building owner Ed Lowrie had expressed interest in having a restaurant on site, and previously had an architect draw up plans. Mr. Behnken anticipated the DuPage County Health Department may require a bathroom facility. The indoor area of “Prairie Park Café” is expected to house a handful of dine-in tables, and outdoor seating, either along Manning or near the parking lot. Craft coffee and pre-made treats would be served by a family friend with a commercial kitchen, who supplies downtown Wheaton’s Café in the Park. The façade facing Manning Avenue would be enhanced with windows and doors. Mr. Behnken envisioned a drive-up window along the side of Butler Accounting, and a drive-thru lane exiting where the current drive-thru window is located. Ideally, he would like a sign atop the canopy visible from Butterfield Road to attract a drive-thru business. Mr. Behnken acknowledged receipt of the City’s staff memo.

Com. Pepple requested confirmation that the café would be limited to heating and serving only pre-made food and coffee, and have no on-site food preparation. Instead of a drive thru, he suggested having doors on the back side that open onto the overhang, to better infuse the bike shop with the coffee shop. He also provided the suggestion that tables and bikes should be located under the overhang. He stressed the importance of visible signage to draw traffic from

the Trailhead/Prairie Path. Mr. Behnken confirmed no on-site food preparation would take place. He envisioned the canopy drive thru for one lane of traffic, and planters and bike racks for another lane.

Com. Taylor offered support for the project, but expressed caution for traffic backing up onto Stafford Place. Mr. Behnken felt there would be ample room for car stacking.

Dir. Mentzer stated he is scheduled to meet on site next week to further discuss the proposal. If the petitioner chooses to move forward, a formal public hearing would be required to request a Special Use permit for the drive thru, and Variance for additional parking, stacking spaces, and roof sign.

Ch. Cosgrove summarized that all five Commissioners were in support of the concept. Mayor Brummel commented it is a long-anticipated improvement to building, and he anticipates robust community support.

2. Lexington Trace Subdivision

Located south and west of the intersection of Routes 59 and 56

Review and discuss the proposed addition of Units 2 and 3 to the existing Lexington Trace townhome subdivision. Proposed Units 2 and 3 would add 48 rear-loaded garage townhome units to the existing 106 unit subdivision.

Nate Wynsma of Lexington Homes, the developer of Lexington Trace, addressed the Commission, pointing out that each of their developments proudly incorporate the Lexington name, such as the well-received Warrenton project, which has reached sellout.

During the progression of the 2019 Lexington Trace project, Mr. Wynsma remained in communication with property owners of orphan parcels adjacent to the site, in an effort to cease upon the opportunity to add on to the project. He successfully negotiated the purchase of the McConachie property, which consists of a majority of unbuildable wooded and wetland on the west boundary, which would serve as a screen for industrial development to the north. The proposal is similar to the original project, wherein it pairs two buildings together, and will have the same façade, parking, and building separations. He plans to incorporate the project into an amended HOA, which would not add significant costs to the HOA, but rather lessen the average cost for each resident of the entire development. Proposed Unit 2 would consist of two, six-unit buildings, for a total of 12 units. No public infrastructure would be necessary, except for extending water main and sanitary sewer to the parcel. This parcel's stormwater runoff could be accommodated in the existing facility.

Proposed Unit 3 consists of the Wheeler property, located on Butterfield, immediately west of Lexington Trace entrance. The property would have stormwater runoff and infrastructure that requires building a connection of looping water main recommended by staff, sanitary sewer, and a stormwater management facility. Proposed Unit 3 would consist of six, six-unit buildings, for a total of 36 units. Consistent with the existing Lexington Trace subdivision, the concept plan requires detailed engineering with a turning radius for emergency vehicles, concrete curb details. Detailed due diligence was performed on the project. Setbacks, architectural elevations and plans, building materials, landscaping, color schemes, and increased masonry detail on certain

buildings would be consistent with the existing project. Balconies would overlook the parking area.

Lexington intends to combine both preliminary and final approvals, and commence construction during the third or fourth quarter of 2022. Due to inflation, price points would be \$30,000 to \$40,000 per unit more than existing units, which averaged in the \$350,000-\$360,000 range.

Com. Vavra favored the project, but commented he would prefer two-level, instead of three-level, units. Com. Pepple also expressed support for the proposal, and encouraged Lexington's marketing agents to send flyers of the proposed development to current homeowners.

Ch. Cosgrove pointed out that the easement along the north side of the current development would be erased. Mr. Wynsma agreed, stating that Lexington must amend the PUD and HOA so that common areas would be incorporated and reflected in the same manner as the original development. Ch. Cosgrove suggested that two or three guest parking spots could be accommodated by extending the drive aisle to the north. The spaces on Brayman Court were installed as part of Phase 1

Ch. Cosgrove inquired whether Lexington would be filling in and relocating any wetland. Mr. Wynsma replied that a corner would be clipped to mitigate a piece of wetland in the area. The parcels consist of approximately eight or nine grade changes, and would require four feet of fill to build up pads; however, the Wheeler site topography provides good access to accomplish this. A retaining wall would not be necessary. Mr. Wynsma plans to meet with the neighboring church to determine what type of screening they would desire--whether it be a fence, landscaping, or leaving it open. Mr. Wynsma had hoped to retain the existing tree line. Dir. Mentzer encouraged Mr. Wynsma to contact Pastor Dale Williams of Emmanuel Baptist Church for preferred buffering of his adjacent property.

Ch. Cosgrove suggested that incorporating a solar element would distinguish the project from neighboring projects. Mr. Wynsma replied it is difficult to piecemeal solar incorporation into a multi-tenant building. Lexington offers 220-amp service in garages for electric vehicles as an option.

Ch. Cosgrove summarized that the proposal fits well with the approved Southwest District plan, which calls for housing in the subject area.

Dir. Mentzer stated he has worked with Lexington Homes throughout his career, and Warrentonville is fortunate to have them here. In his experience, Lexington has a good reputation, and has had no issues with construction of the initial project.

Mayor Brummel commented on Lexington's quality product, and the nice community it built in Warrentonville.

E. NEW BUSINESS

1. 28W571 Batavia Minor Amendment to Sign Variance O2021-41
Request for approval of minor amendment to Variance O2021-41 to allow the addition of lighting atop the recently installed bike shop sign.

Bike shop owner Jeremy Behnken stated he would like to add soft warm light to shine down upon the wall sign and over the sidewalk outside of the bike shop, to illuminate the front of the store and add visibility to the sign after hours.

Ch. Cosgrove commented on the sign's attractive appearance; however, he expressed his preference to state maximum lumens, instead of the 100-watt equivalent. Eight hundred lumens was suggested. Commissioners were in agreement with the suggestion.

COM. PEPPE MOVED, SECONDED BY COM. CHAPMAN, THAT THE ZONING BOARD OF APPEALS APPROVE A MINOR AMENDMENT TO SIGN VARIANCE ORDINANCE O2021-41 THAT WOULD ALLOW FOR THE ADDITION OF AN OVERHEAD LIGHT FIXTURE ABOVE THE EXISTING PROJECTING WALL SIGN, SUBJECT TO THE CONDITIONS SET FORTH IN THE STAFF REPORT DATED MARCH 10, 2022, MODIFIED TO THE SPECIFICS THAT THE FIXTURE HOUSES ILLUMINATION OF NO MORE THAN 800 LUMENS.

ROLL CALL VOTE:

AYE: Cosgrove, Vavra, Pepple, Chapman, Taylor

NAY: None

ABSENT/EXCUSED: Tullier, Miller, Schultz

MOTION ADOPTED UNANIMOUSLY.

F. OLD BUSINESS

1. City of Warrenville Zoning Ordinance #1018 Lot Coverage Regulation Text Amendment

Review and discuss staff's synopsis of comments provided by the Plan Commission pertaining to lot coverage text amendments at the January 20, 2022, Plan Commission Meeting.

Pl. Kieffer explained the tables in the staff memo, the first of which calculates lot coverage as it relates to current regulations. The "Actual" column adds driveways. The "Net Usable" column adds remaining available space.

- Commissioner Preference Alternative 1 increases maximum lot coverage percentages, while exempting decks, pools, pervious pavers, and driveways from the cumulative lot coverage calculation.
- Exemption Alternative 2 does not increase the codified percentages, but exempts driveways—and adds decks and pools to the exemption.
- Staff Conceptual Alternative 3 provides no exemptions, but increases the maximum codified percentages by 10%. It integrates driveways into cumulative lot coverage and maximum lot coverage percentages would be increased to accommodate the inclusion. Pervious pavers would be exempt from the calculation.

In the table's sampling of properties, 3S581 Virginia Avenue and 30W091 Avondale Court did not receive increases because their driveways represented disproportionate coverage of their lots, which resulted in less usable lot coverage.

Com. Pepple was in favor of homeowners having the ability to add things such as decks, pools, pervious paving, or green roofs on their properties, which he felt should never have been considered as lot coverage. Therefore, he favors Alternative 2, with the caveat that size of deck should be limited. He felt driveways should also not be unlimited in their exemption, but generally measured from street to garage (or side of house if no garage exists).

Com. Chapman expressed her desire for an option to potentially provide an allowance for pools and decks, and not completely exempt them. She cautioned against unlimited exemptions.

Pl. Kieffer pointed out that administrative ease should be weighed, as complications arise from lack of clarity. Dir. Arguilles agreed that Alternative 3 simplifies administrative oversight, and makes it easier to enforce regulations. It dually serves to accomplish cleaning up regulations by increasing percentages permitted, and eliminates exemptions. From a public standpoint, residents have more options and flexibility in weighing driveways, pools and decks, and can more easily understand the regulation.

Com. Chapman inquired as to how Alternative 3's proposed increase of 10% coverage would encompass a typical driveway. Pl. Kieffer replied the average driveway in a sampling of homes accounted for 6% of coverage; thus, Alternative 3 would provide homeowners with an additional 4% of coverage. Com. Chapman then expressed that in consideration of smaller lots as well as deep lots with long driveways, she would rather exempt driveways and add 10% coverage. Dir. Mentzer clarified that large properties would not be penalized in Alternative 3; rather, they merely would not gain as much as smaller properties that do not devote as much space to a driveway. Overall, the amendment would be generous for most residents. The City seeks to effectively administer lot coverage, given the variety of lot sizes in the community. Dir. Mentzer felt it would not be practical to administratively limit lot coverage.

Ch. Cosgrove recalled that historically, proposals for new pools and decks caused lot coverage issues. He felt that Alternative 3 is all-inclusive, and offers increased percentages and flexibility. Although it would not penalize residents, he cautioned that it may, however, create non-conforming situations in some cases. Dir. Mentzer replied the handful of flag lots and detached driveways could be more closely examined and discussed at the next meeting to determine whether a special exemption should be created.

The City's Sr. Civil Eng. Kristine Hocking reportedly provided support for Alternative 3, keeping in mind that lot coverage increase could have implications on stormwater management. She expressed concern that exempting driveways and increasing lot coverage would result in engineering challenges if limits were not set. Stormwater management includes the ability to effectively convey runoff.

Com. Vavra pointed out that Alternative 3's increase is not 10%, but rather 10 percentage points. The difference between 34% and 44% is 30% more space, which is generous. Alternative 3 could be regulated by a condition that no more than 10% of the property could be driveway.

Alternative 3 would provide a large increase in available maximum coverage, which is more than 10%--especially with larger lots. Com. Vavra provided support for enacting simple regulations for homeowners and administrative consistency for staff. He favored Alternative 3.

Com. Taylor did not favor Alternative 2 because homeowners may likely push boundaries. Homeowners with long driveways that want a pool have the option of installing permeable pavers to get around lot coverage constraints. He favored Alternative 3 because it is easy to understand. However, he questioned whether an amendment should be considered at all.

Although it is another layer to administer, Ch. Cosgrove suggested that above-ground pools could be a percentage of a rear yard, as they visually impact surroundings and affect stormwater management. He recommended such regulation be included in future discussions of Alternative 3.

Ch. Cosgrove again pointed out that properties that measure just over the next lot size up should have no less than what the largest square footage of the prior brackets coverage. This could be accomplished with a modification to the table.

Com. Pepple suggested a sliding scale for volume, rather than a bracket, and to find a breakpoint without penalizing certain lot owners. He did not feel pools or decks should be included in lot coverage. He also spoke of other conditions that would present their own set of stormwater issues, such as houses built in close proximity.

In summary, four Commissioners were generally in favor of working with Alternative 3, whereas Com. Pepple favored Alternative 2.

Dir. Mentzer concluded by stating the next staff report will focus on Alternative 3, with suggestions on maximum percentage of rear yard use in smaller lots as they relate to above-ground pools. It will also evaluate 10 random properties with detached garages to see how they would be impacted by Alternative 3, and discuss a flag lot footnote to clarify how to manage them in a responsive manner.

G. OTHER BUSINESS

1. 27W315 Butterfield Road, Warrenville / DuPage County ZBA
Request for a Conditional Use to a Recreational Use (stable and riding facility not to exceed 20 horses), as the principal use of the property.

Ch. Cosgrove described the parcel as being located at the back entrance to Wheaton Warrenville South High School, and surrounded by the forest preserve and a single-family home to the east (with a sign opposing the request). Although it may not be the same proposal, the Plan Commission previously reviewed a similar proposal for a commercial use to shelter horses for children's birthday parties. At that time, the Commission did not have an issue with the use, but recommended (i) paving the first 200 feet of driveway so that gravel would not spill onto Butterfield Road, and (ii) providing indoor bathroom facilities for patrons.

Dir. Mentzer surmised that the private stable may have evolved into a stable and riding facility for income producing purposes over time, and the applicant may be attempting to legalize an operation that is already occurring.

The Commission collectively had no issue with the use; however it recommended the same two conditions as that of the last request for this address. Ch. Cosgrove requested that Pl. Kieffer communicate such recommendations to the County accordingly.

H. CITIZENS' COMMENTS

Although he is personally opposed to additional multi-family housing, resident George Wundsam commented on Dir. Mentzer's impressive budget presentation to City Council at its recent meeting.

Mr. Wundsam requested an update on the seven acres of farmland located north of Point Oak Drive and west of Landon Drive. Dir. Mentzer replied he had no additional information since he last communicated the status with his wife. At that time, a single-family home, barn and horses were proposed. The property can accommodate a total of 13 horses, but cannot be leased out for other people's horses.

I. APPROVAL OF MINUTES

1. Regular Meeting of February 10, 2022

CH. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO APPROVE THE FEBRUARY 10, 2022, MINUTES, WITH THE FOLLOWING CHANGES:

- Page 3, Paragraph 7 – Delete “and circular driveways.”

ROLL CALL VOTE:

AYE: Cosgrove, Taylor, Vavra, Pepple, Chapman

NAY: None

ABSENT/EXCUSED: Tullier, Miller, Schultz

MOTION ADOPTED UNANIMOUSLY.

J. CHAIRMAN'S REPORT

Ch. Cosgrove reported that the next meeting may include new member Rachael Fawell, who will be nominated by the Mayor to be a member of the Plan Commission at the next City Council meeting.

K. MAYOR'S REPORT

None.

L. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported that Com. Tullier is one of the Plan Commission members assigned to the advisory group for the preliminary plan for future redevelopment of the City-owned property at the corner of Batavia and Warrenville Roads, which includes the former gas station property. The advisory group met last Tuesday and endorsed a preliminary plan. Their recommendation will be discussed by City Council at Monday's meeting. It is consistent with the goals and objectives of the Old Town/Civic Center Subarea Plan. The concept has a traditional building orientation closer to the street, and an architectural style of a traditional downtown. Parking would be provided on the sides and rear of private property buildings. New on-street parking along Batavia Road would support the storefront scenario and hopefully attract desirable businesses. A dedicated open space amenity will be located in the flood plain portion of the property, extending back to the DuPage River. Community input reflected broad support for the proposed layout. Additional information will be available on the City's website for the March 14, 2022, CDC meeting. If endorsed, the project will be included in the next Plan Commission meeting agenda.

M. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Dir. Arguilles seconded Mr. Wundsam's comments regarding Dir. Mentzer's thorough budget presentation. She expressed her delight to be with the City of Warrenville, and is looking forward to working on upcoming projects.

N. PLANNER'S REPORT

Pl. Kieffer reported that the next agenda could potentially include a PUD minor amendment, depending upon the time necessary for review of the proposal.

O. ADJOURN

CH. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO ADJOURN THE MEETING AT 9:07 P.M.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Taylor, Vavra, Chapman

NAY: None

ABSENT/EXCUSED: Tullier, Miller, Schultz

MOTION ADOPTED UNANIMOUSLY.

Marie Lupo, Recording Secretary