

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, March 24, 2022

A. CALL TO ORDER

Plan Commission Ch. Cosgrove called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Bob Vavra, Elizabeth Chapman Jessica Tullier, Erin Schultz, Byron Miller, Rachael Fawell

Absent/Excused: None

ZBA Present: Tim Cosgrove, Robert Pepple, Mark Taylor, Elizabeth Chapman, Byron Miller, Jessica Tullier

Absent/Excused: None

Also Present: Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Andrew Kieffer, Recording Secretary Marie Lupo

Ch. Cosgrove welcomed new member Rachael Fawell to the Commission.

C. PUBLIC HEARING

1. City of Warrenville Zoning Ordinance 1018 Text Amendments

a. Maximum Lot Coverage Text Amendment

Review and discuss staff-proposed text amendments to the City of Warrenville's maximum lot coverage requirements.

COM. PEPPLE MOVED, SECONDED BY COM. CHAPMAN, TO REOPEN THE PUBLIC HEARING. MOTION APPROVED VIA VOICE VOTE.

Asst. Dir. Arguilles provided a brief update. Pl. Kieffer provided a synopsis of events that led to a more in-depth study of Alternative #3, specifically its impact on lots with larger driveways and how to address eliminating the anomaly. Ch. Cosgrove provided his opinion that Alternative #3 would not have an adverse effect on the test lots, nor cause them to become non-conforming. He stated Alternative #3 allows homeowners additional coverage and flexibility, is easy for the public to understand, and it is easy for staff to administer.

Per Com. Pepple's request, Pl. Kieffer explained the anomaly in more detail, particularly noting that no residents would be penalized if their lots fall just over the threshold of another category.

Com. Miller suggested a simple formula for each category. He expressed concern over the percentage of increase. He felt lot coverage should remain at 18% and not increase it to 28%, due to the increasing frequency of rain events and runoff. Moreover, one-third of the City does not have storm sewer. He suggested an additional 6% coverage would be sufficient. He recalled he brought up the topic of lot coverage over a year ago as it related to green space, and felt the Commission has fallen away from that initial thought.

Com. Shultz felt that Alternative #3 would provide less useful lot usage in the future for the majority of 7,500-9,000-square foot lots. Thus, she felt it would be important *not* to oversell this proposal to the community. Com. Chapman concurred.

Com. Pepple suggested no changes be made to the current lot coverage regulations, because people purchased their properties with the understanding that certain lot coverage regulations were in place. These should not be altered. Com. Pepple commented that not all people can afford permeable pavers.

Asst. Dir. Arguilles clarified that Alternative #3 is merely a staff recommendation that evaluates how the current regulations could be improved in the sample lots. This recommendation takes into account pervious surface from a stormwater management standpoint. It is not intended to accommodate every scenario in the City. Non-conforming properties are grandfathered, and would not be required to be brought into compliance.

Com. Chapman expressed she would like to either exempt driveways alone and increase percentage, or leave things as they are.

Dir. Mentzer explained that this report focused on providing information on smaller lots with detached garages and long driveways. Overall, smaller lots would not be penalized with Alternative #3. It would provide homeowners a choice in balancing new driveways (use of permeable pavers) and accessory structures for additional lot coverage. Alternative #3 is technically sound, and balances the competing interests of stormwater management run off and flexibility in property ownership. The vast majority of properties would benefit significantly.

Asst. Dir. Arguilles pointed out that the City's lot coverage is based on size of lot—not Zoning District.

Com. Tullier inquired as to the amount of pool applicants that were denied permits in the past. She shared her experience that significant rain events cause pooling in her yard; if she were allowed a pool and deck, her neighbors would likely inherit her property's water runoff from those accessory structures. Pl. Kieffer replied the City does not retain a list of projects that do not go forward.

Ch. Cosgrove pointed out that once a certain square footage of hard surface coverage is exceeded, a drywell must be provided on a lot. Drywells are required for new projects that exceed 2,500 square feet of impervious surface; existing developed lots are required to install a drywell if an additional 2,500 square feet of impervious surface is added.

Asst. Dir. Arguilles summarized what constitutes impervious surface and lot coverage. From a stormwater management standpoint, City Eng. Hocking purportedly said it is difficult to make a case of exempting anything that would not allow water to filtrate the ground. Unless built in a certain manner, decks and pools would be counted toward lot coverage, because decks are typically built over existing surface, which in general is not green space. Pools can overflow in large rain events. Alternative #3 is easy to understand, easy to enforce, and provides a generous 10% increase in lot coverage.

Com. Cosgrove disagreed with both statements. The normal water level in pools is approximately eight inches below the top of the pool. Pools store the rainwater, and it evaporates over time. Moreover, most decks are built over a gravel base that allows rainwater to soak into the ground. In his opinion, decks would be considered pervious.

Com. Vavra reminded the Commission of the reason for this amendment—which was to provide increased flexibility for residents. Requirements should be simplified for residents and staff, and provide consistent rules. In reality, Alternative #3 is not a 10% increase—but a 30% increase, which is substantial.

Pl. Kieffer summarized that the vast majority of residents benefited from a usable square footage perspective in the representative sample of the community presented at the last meeting. This meeting's sample focuses on specific, adversely affected properties.

COM. VAVRA MOVED, SECONDED BY COM. TULLIER, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL APPROVE THE PROPOSED TEXT AMENDMENTS TO THE MAXIMUM LOT COVERAGE REGULATION OUTLINED IN THE MARCH 18, 2022, STAFF MEMORANDUM.

ROLL CALL VOTE:

Aye: Cosgrove, Taylor, Vavra, Tullier, Fawell

Nay: Pepple, Chapman, Miller, Schultz

Absent/Excused: None

MOTION ADOPTED.

b. Other Text Amendments

Review and discuss various staff-proposed text amendments, including:

- (i) Banning use of barbed wire on residential lots;
- (ii) Clarifying parking surfacing requirements; and
- (iii) Reclassifying modifications to approved PUD landscape plans from major amendments to minor amendments.

1. Prohibiting the Use of Barbed Wire on Residential Lots

Ch. Cosgrove summarized that since the City had no regulations on barbed wire fences, staff recommended the City exclude its use in a formal text amendment. No Commissioners expressed opposition to this proposal.

COM. PEPPLE MOVED, SECONDED BY COM. CHAPMAN, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL AMEND CITY CODE SECTION 10-A-10-3-B TO PROHIBIT THE USE OF RAZOR AND BARBED WIRE ON RESIDENTIALLY ZONED PROPERTIES IN THE CITY OF WARRENVILLE.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

2. Changing Modifications of Approved PUD Landscape Plans from Major to Minor Amendments

Dir. Mentzer explained the purpose of this proposed amendment, i.e., to reduce the bureaucracy triggering the requirement for a public hearing for minor amendments to landscape plans. As developments have aged, developers return to rejuvenate original landscape plans, and because they were a part of the approved PUD, any modifications were treated as a major amendment, which required a public hearing.

COM. CHAPMAN MOVED, SECONDED BY COM. MILLER, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL AMEND CITY CODE SECTION 10-A-8-F-3 TO RECLASSIFY MODIFICATIONS OF APPROVED PUD LANDSCAPE PLANS FROM “MAJOR” TO “MINOR” AMENDMENTS.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

3. Clarification of Parking Surfacing Requirements

Pl. Kieffer explained the proposed amendment was to clarify standards for parking lots and driveways. The requirement would increase from two inches to three inches of asphalt.

Ch. Cosgrove inquired where the language originated, because it does not concern parking lots— but merely approaches to residential driveways. Asst. Dir. Arguilles explained that in 2018, a section of the City Code was amended for surfaces and pavement, which made it inconsistent with current engineering requirements. Dir. Mentzer added that it was to bring the apron of the driveway in the public right-of-way to be a consistent width with the remainder of the driveway.

Ch. Cosgrove stated that the City has not experienced a lot of driveway failures. The cost of this extra inch of asphalt should be taken into account, as it would be more expensive for a homeowner to replace a driveway. Typically, no heavy trucks pull onto residential driveways, unless with homeowner consent. He was not in favor of the amendment.

Com. Miller added that if the private driveway requirement included three inches of asphalt, new driveways would also involve removal of all underlayment and asphalt for replacement. He suggested this matter be continued so that City Eng. Hocking could be in attendance for a more detailed explanation of the proposed change. Dir. Mentzer concurred.

CH. COSGROVED MOVED, SECONDED BY CHAPMAN, TO CONTINUE THE PUBLIC HEARING UNTIL THE APRIL 7, 2022, PLAN COMMISSION MEETING. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

D. OLD BUSINESS

1. 28W571 Batavia Road / Recycled Cycling Bike Shop
Located on the north side of Manning Avenue, west of Batavia Road
Project No. VAR-2021-1003
Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2022-001, to memorialize prior approval of a minor amendment to

a Sign Variance to allow construction of a lighting fixture above a projecting wall sign.

COM. PEPPEL MOVED, SECONDED BY COM. CHAPMAN, TO AUTHORIZE THE PLAN COMMISSION CHAIRMAN AND SECRETARY TO EXECUTE PLAN COMMISSION RESOLUTION 2021-001, TO MEMORIALIZE PRIOR APPROVAL OF A MINOR PUD AMENDMENT TO A SIGN VARIANCE, TO ALLOW CONSTRUCTION OF A LIGHTING FIXTURE ABOVE A PROJECTING WALL SIGN.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

E. OTHER BUSINESS

1. Informational Update on Old Town Redevelopment Site #2 (OTRS #2) Preferred Preliminary Site Plan
Located at the northeast intersection of Batavia Road and Warrenville Road
Discuss the recommendation to the City Council to accept the OTRS #2 Preliminary Site Plan provided at the March 14, 2022, Community Development Committee Meeting.

Dir. Mentzer provided a brief presentation on OTRS #2, which encompasses 2.5 acres of City-owned property on the northeast corner of Batavia and Warrenville Roads. Two years ago, staff recommended an advisory group and consultants to develop preliminary redevelopment plans for the subject property, and a public planning process to arrive at a preferred redevelopment plan. This process included advice on the type of appropriate development, suggested land uses, and suitable form of development. A traffic study was undertaken. The advisory group conducted a virtual meeting. Articles were posted in the Hometown Happenings and on the City's OTRS #2 webpage.

City Council recently endorsed a preferred preliminary site plan recommended by the advisory group. This enables the City to (i) develop an efficient remediation plan for the significant amount of subsurface contamination existed from the former gas station, and (ii) communicate the plan to the community and desirable businesses and developers.

The preferred plan includes two- and three-story buildings set in a traditional format, oriented toward the street for pedestrians, and plaza space around buildings for outdoor seating areas to serve food establishments. It includes elevations for mixed use development, including commercial/office/café on the first floor, and office/residential on the second and third floors.

Most parking would be located on the sides or behind buildings, in a shared format. The plan acknowledges the City's goal to create public open space along the west side of the DuPage River. A pedestrian sidewalk would be circular in nature, but would not accommodate an automobile. The City has been working with Voegtle's Auto Service and Warrenville Grove Animal Hospital to accommodate shared parking and access improvements. In addition, the Voegtle building may be enhanced.

New bike lane improvements are planned for Batavia Road. The intersection of Batavia and Warrenville Road would be modified to be an all-stop intersection (three-way stop), due to

proposed on-street parking in such area. The existing median would be ground off to allow a left turn when heading eastbound on Warrenville Road on a test basis prior to being implemented.

As to timeframe, the State has 90 days to review the project report and reply regarding remediation, which may occur toward the end of next year and/or the following year. The properties to the north could potentially begin development prior to such time (Phase 1), as long as a preliminary engineering plan is in place.

F. CITIZENS' COMMENTS

None.

G. APPROVAL OF MINUTES

1. Regular Meeting of March 10, 2022

COM. PEPPE MOVED, SECONDED BY COM. CHAPMAN, TO APPROVE THE MARCH 10, 2022, MINUTES, WITH THE FOLLOWING CHANGES:

- Page 5, Paragraph 5, Line 4 – Insert “smaller lots as well as”
- Page 5, Paragraph 5, Line 5 – Delete “a driveway than” and insert “driveways and”

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Taylor, Vavra, Chapman

Nay: None

Absent/Excused: Tullier, Miller, Schultz, Fawell

MOTION ADOPTED.

H. CHAIRMAN'S REPORT

Ch. Cosgrove suggested the Commission take note of standing water during the spring's frequent rain events.

He also asked Commissioners to confirm meeting attendance upon receipt of agendas or legal notices, to ensure a quorum.

A poll was taken as to preference for paper or electronic packets for in-person meetings. Coms. Fawell, Taylor and Vavra preferred electronic; all others favored paper copies.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

No report.

J. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Assist. Dir. Arguilles reported on an upcoming Plan Commission meeting wherein the Warrenville Park District will request a temporary use permit for a first-time event,

Warrenville's 2022 Multi-cultural Festival. It would take place on June 11, 2022, in the Stafford Place parking area in front of City Hall, and include vender booths and food trucks.

K. PLANNER'S REPORT

Pl. Kieffer reported the next meeting may include two minor amendments, one for an additional sign, and one for replacement of a fence.

L. ADJOURN

CH. CHAPMAN MOVED, SECONDED BY COM. PEPPE, TO ADJOURN THE MEETING AT 8:36 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Marie Lupo, Recording Secretary