

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, April 21, 2022

A. CALL TO ORDER

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

B. ROLL CALL

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

Absent/Excused: Tim Cosgrove

ZBA Present: Robert Pepple, Mark Taylor, Elizabeth Chapman, Byron Miller, Jessica Tullier, Erin Schultz

Absent/Excused: Tim Cosgrove

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

C. COURTESY REVIEW

1. 4S040 Route 59 / Thomas Mouroukas

Located on the west side of Route 59, north of Ferry Road, south of Duke Parkway

Potential request for approval of a special use and variations to signage and landscaping to redevelop the property and remodel the vacant restaurant into a multi-tenant retail building, including a drive-thru lane.

Property owner Thomas Mouroukas and his consultant John Tebrugge of Tebrugge Engineering addressed the Commission on a potential request to redevelop the former Omega Restaurant building to be more usable. Ideally, the building would be transformed into retail uses with two fronts--one on the east side, and the other on the north side, to attract traffic. If restaurants are secured, outside dining would be highly desirable. Mr. Mouroukas has no current prospective tenants or signed leases. He has spoken to a few of his 4M Plaza tenants, who expressed the need for a drive-thru restaurant, retail space with parking in front of the building for quick convenience shopping, and ample lighting to showcase the tenants. Mr. Mouroukas feels the time is now to remodel said building, given the new residential developments in the area.

Mr. Tebrugge stated the structure contains over 10,000 square feet of leasable area, which would be designed in a flexible manner, with an open truss system that can easily adapt unit sizes to varying tenants. A fire suppression system exists, a portion of which will be redone. More than adequate parking exists on site.

Com. Chapman commented that if a motorist does not know tenant offerings, the site is easy to pass by when heading north on Route 59. She stressed the importance of monument signage. In response, Mr. Tebrugge explained that a former monument sign would be removed due to proposed reconfigured parking that requires the drive to be moved to the east. He stated the request would include a variance for a monument sign setback, which would likely be located three to five feet from the property line. Although it has two entrances, accessibility presents one of the main challenges to this site, as the south entrance is not very accessible. New lighting

plans would improve site visibility and make it “pop.” Com. Tullier commented an additional stop light to the north would be helpful.

Upon Com. Miller’s question regarding removal/replacement of landscaping, Mr. Tebrugge replied the north parking lot’s elongated island would be removed and replaced by nine-foot by 36-foot end-islands, which in his opinion, would result in more vegetation than that which previously existed. The north side of the building’s landscaping was overgrown and therefore eliminated to clear entrances for some of the tenants. Com. Miller suggested that staff be consulted regarding improved landscaping. Com. Vavra concurred.

Mr. Mouroukas stated that due to the 75-foot depth of the building, a restaurant would be a preferred tenant, as the space is more than the 60- to 65-foot ideal depth for smaller retailers. The north unit would have its own entrance and exposure, for patrons’ convenient parking access. A sidewalk was added along the north side of the building to compliment access. The 19 feet of stone to the façade would provide an extra “pop” to aid retail businesses.

Com. Miller inquired as to extra windows. Mr. Mouroukas replied that they attempted to maximize windows to provide the illusion that a patron is outdoors. The first set of windows on the north measure 15 feet by 10 feet. Another set of windows is being considered, depending on whether the tenant is a retail or restaurant use. Retail uses typically do not desire an excessive amount of windows, due to display needs. The design goal was to keep everything symmetrical at this point. The north unit’s user would likely be a business that requires storage space in the back.

Com. Tullier stressed the importance of a drive-thru use.

Mr. Mouroukas stated his goal is not to relocate tenants from 4M Plaza. Since there is a need for drive-thru restaurants, this site has the space to fulfill it, and also accomplish a necessary renovation to make better use of the building. Two anchors would help ensure a successful site operation. Although a patio would enhance a restaurant use, certain window systems fold to open and provide an inside dining experience with an outside feel. Com. Fawell encouraged Mr. Mouroukas to pursue two anchor tenants with outdoor seating.

Com. Fawell inquired as to access when people miss the first entrance and enter via the south ingress, i.e., whether patrons must then loop around the back of the building. Mr. Mouroukas replied an access point exists off of Ferry Road through 4M Plaza. Another possibility is turning around at Everton Drive. He felt that after a while, people tend to get used to a pattern. Mr. Tebrugge suggested the 24-foot lane would help with maneuverability, safety, and Fire District access.

Acting Ch. Pepple commented that many buildings in Warrenville are over-parked. The subject site allows Mr. Mouroukas flexibility for making good use of the parking lot. Additionally, he pointed out that a café would attract Prairie Path traffic, and suggested inclusion of a bike rack. He recommended that signage should face north and south—not Route 59.

Mr. Mouroukas stressed his commitment to the project, including marketing it to appropriate users. The renovation will make the building appear as it is newly built.

Asst. Dir. Arguilles directed attention to the staff memo. In particular, she stressed the importance of resurfacing and restriping the parking lot, and the opportunity to install a sidewalk or bike path along Route 59 to tie into the Prairie Path. She also asked that Mr. Mouroukas consider any easement provisions or modifications as part of the request. Asst. Dir. Arguilles summarized that staff is in general support of the request, and confirmed it would recognize that strict adherence to the Zoning Ordinance would present a hardship to the applicant. The property has been vacant, and the community would benefit by the renovation.

Mr. Tebrugge requested an updated bike path exhibit. Asst. Dir. Arguilles assured him that the City would forward it to him.

All Commissioners expressed general support of the proposal.

D. OLD BUSINESS

1. 28W341 Diehl Road / MD5 Warrenville, LLC
Located on the south side of Diehl Road, west of Dodge Drive
Project No. PUD-2022-1002
Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2022-1002, to memorialize prior approval of a minor amendment to allow for the construction of an additional monument sign along Diehl Road.

COM. CHAPMAN MOVED, SECONDED BY COM. MILLER, TO AUTHORIZE THE PLAN COMMISSION CHAIRMAN AND SECRETARY TO EXECUTE PLAN COMMISSION RESOLUTION 2022-1002, TO MEMORIALIZE PRIOR APPROVAL OF A MINOR PUD AMENDMENT TO ALLOW FOR CONSTRUCTION OF AN ADDITIONAL MONUMENT SIGN ALONG DIEHL ROAD.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

2. 4625 Weaver Parkway / Crème De La Crème
Located on the north side of Diehl Road, west of Weaver Parkway
Project No. PUD-2022-1003
Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2022-1003, to memorialize prior approval of a minor amendment to allow for reconstruction of a fence using Trex-panel material.

CH. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO AUTHORIZE THE PLAN COMMISSION CHAIRMAN AND SECRETARY TO EXECUTE PLAN COMMISSION RESOLUTION 2022-1003, TO MEMORIALIZE PRIOR APPROVAL OF A MINOR PUD AMENDMENT TO ALLOW FOR RECONSTRUCTION OF A FENCE USING TREX-PANEL MATERIAL.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

F. CITIZENS' COMMENTS

Resident George Wundsom of 29W463 Amber Lane expressed his appreciation to Commissioners for their work on the Plan Commission.

G. APPROVAL OF MINUTES

1. Regular Meeting of April 7, 2022

COM. CHAPMAN MOVED, SECONDED BY COM. TAYLOR, TO APPROVE THE APRIL 7, 2022, MINUTES WITH THE FOLLOWING CHANGES:

- Page 2, Paragraph 1, Line 4 – Delete “inches” after 1.8 and 2.2.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

H. ACTING CHAIRMAN’S REPORT

No report.

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

No report.

J. PLANNER’S REPORT

No report.

K. ADJOURN

CH. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO ADJOURN THE MEETING AT 7:43 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Marie Lupo, Recording Secretary