

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting (*via GoToMeeting*)
Held on Thursday, May 20, 2021

A. CALL TO ORDER

Plan Commission Ch. Cosgrove called the meeting to order at 7:00 p.m. Ch. Cosgrove explained the two opportunities interested parties would have to provide remarks: (i) public comments and questions during the public hearing would be accepted after the applicant's presentation and Commission's questions, and (ii) the Citizens' Comments item of the agenda.

Per Ch. Cosgrove's request, Pl. Domovessova explained the Citizens' Comments portion of the virtual meeting protocol, including how public comment would be accepted via GoToMeeting and call in, which would include:

1. Public comment from anyone at City Hall;
2. Public comment from anyone participating in the meeting via GoToMeeting with camera; and
3. Public comment from anyone participating in the meeting via phone.

Pl. Domovessova explained all meeting participants should stay muted until they are asked to provide their comment, and start their comment by announcing their name and address. Emailed public comments received prior to the meeting would be read aloud following verbal comments. Individual Commissioner's comments would follow. Commissioners and staff members wishing to speak were asked to raise their hand, and wait for their name to be called. Where applicable, presentation materials are available on the City's website.

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Byron Miller, Shannon Burns, Elizabeth Chapman, Jessica Tullier

PC Excused/Absent: John Davis, Kevin Leonard, John Lockett

ZBA Present: Tim Cosgrove, Robert Pepple, Byron Miller, Shannon Burns, Elizabeth Chapman

ZBA Excused/Absent: Jonathan Lockett, John Davis

Also Present: Sr. Planner Natalia Domovessova, Recording Secretary Marie Lupo

C. PUBLIC HEARING

1. 2S161 Route 59 / David and Julie Martinelli
Located south of Mack Road, on the east side of Route 59
Project No. 2021-1002
Request for approval of a variation from Zoning Ordinance #1018 Table 10A to reduce the required interior side yard building setback for accessory structures above 1,000 square feet in ground floor area, which would allow construction of an addition to the existing detached garage.

Ch. Cosgrove provided a brief introduction to the request and requested a motion to open the hearing.

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, TO OPEN THE PUBLIC HEARING.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier
Nay: None
Absent/Excused: Leonard, Lockett, Davis

MOTION ADOPTED UNANIMOUSLY.

Recording Secretary Lupo duly swore in David Martinelli and he confirmed submission of electronic certified mailings to City staff.

Mr. Martinelli summarized that based on the Commission's Courtesy Review feedback, he revised his plan to request only the side-yard building setback for the garage addition, and not the concrete patio encroachment into the required 12.5-foot setback. If a backup generator is required in the future, it would be placed inside the structure.

Commissioners expressed appreciation for taking their recommendations seriously. Com. Pepple inquired whether Mr. Martinelli would like to have a 4.6-foot by 4.6-foot stoop that is flush with the building. Com. Tullier concurred that it is nice to have a stoop outside a service door. Mr. Martinelli replied he would prefer a stoop; however, he was acting in accordance with the recommendations. Pl. Domovessova stated a 4.6-foot by 4.6-foot stoop would be acceptable.

COM. PEPPLE MOVED, SECONDED BY COM. MILLER, THAT THE ZONING BOARD OF APPEALS RECOMMENDS CITY COUNCIL APPROVAL OF A VARIATION FROM ZONING ORDINANCE #1018 TABLE 10A TO REDUCE THE REQUIRED INTERIOR SIDE YARD BUILDING SETBACK FOR ACCESSORY STRUCTURES ABOVE 1,000 SQUARE FEET IN THE GROUND FLOOR AREA FROM 20 TO 12.5 FEET TO ALLOW AN APPROXIMATELY 936-SQUARE FOOT ADDITION TO AN EXISTING 965-SQUARE FOOT DETACHED GARAGE, AS DRAWN, INCLUDING THE STOOP.

There were no comments from the audience.

Ch. Cosgrove read aloud the following letter from Kevin Stough of the Forest Preserve District of DuPage County regarding the 2S161 Route 59 request, as follows: "*District staff has reviewed the information provided by the City and does not have any comments.*"

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman
Nay: None
Absent/Excused: Lockett, Davis

MOTION ADOPTED UNANIMOUSLY. THE PUBLIC HEARING WAS CLOSED.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier
Nay: None
Absent/Excused: Leonard, Lockett, Davis

MOTION ADOPTED UNANIMOUSLY.

2. 3S140 Talbot Avenue / Graefen Development, Inc.
Located on the northeast corner of Calumet and Talbot Avenues
Project No. 2021-0345 (continued from May 6, 2021)
Request for approval of preliminary Planned Unit Development (PUD) and PUD variations and exceptions to allow Elite Medical Transportation, LLC development of the approximately 2.53-acre vacant site with an office/warehouse building and associated parking, landscaping and stormwater management improvements, and operation of an ambulance transportation service office, vehicular storage, and maintenance business.

Ch. Cosgrove announced this item would be tabled at the request of the petitioner.

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, TO CONTINUE THE PUBLIC HEARING UNTIL THE JUNE 10, 2021 MEETING.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier
Nay: None
Absent/Excused: Leonard, Lockett, Davis

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

None.

E. OTHER BUSINESS

1. Old Town Redevelopment Site #2 Advisory Group
Consideration of designating two Commissioners to represent the Plan Commission/ZBA on the Old Town Redevelopment Site #2 Advisory Group being convened for assistance in preparation of a detailed preliminary site redevelopment plan for the former Citgo property.

CH. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO RECOMMEND COMS. LOCKETT AND TULLIER TO REPRESENT THE PLAN COMMISSION/ZONING BOARD OF APPEALS ON THE OLD TOWN REDEVELOPMENT SITE #2 ADVISORY GROUP.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier
Nay: None
Absent/Excused: Leonard, Lockett, Davis

MOTION ADOPTED UNANIMOUSLY.

F. APPROVAL OF MINUTES

1. Regular Meeting of May 6, 2021

CH. COSGROVE MOVED, SECONDED BY COM. BURNS, TO APPROVE THE MAY 6, 2021, MINUTES, WITH THE FOLLOWING CHANGES:

- Page 8, Paragraph 5 – Delete “was incorporated” and insert “had professional staff.”

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier

Nay: None

Absent/Excused: Leonard, Lockett, Davis

MOTION ADOPTED UNANIMOUSLY.

G. CHAIRMAN’S REPORT

Ch. Cosgrove apologized for offending anyone by his statement before the City Council regarding the Sundance Vintage Luxury Homes proposal. His intention was to explain why the Commission had a split vote on the project. The City Council recommended Sundance return to the Plan Commission for further review.

H. SR. PLANNER’S REPORT

Pl. Domovessova reported there is a possibility the next meeting will include requests—but nothing is certain at this time.

Little Friends is occupying the building at 27555 Diehl Road as of January 11, 2021 (Certificate of Occupancy).

Although all other Commissions are now meeting in person at City Hall, Pl. Domovessova will communicate when the Plan Commission/ZBA can officially resume its in-person meetings. If Commissioners currently feel comfortable with attending meetings at City Hall, they can be accommodated. Com. Miller inquired if meeting attendance could be virtual even after the return to in-person meetings; Pl. Domovessova replied she would ask Administration if this would be acceptable.

I. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. MILLER, TO ADJOURN THE MEETING AT 7:35 P.M.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Miller, Burns, Chapman, Tullier, Davis (joined at 7:30 p.m.)

Nay: None

Absent/Excused: Leonard, Lockett

MOTION ADOPTED UNANIMOUSLY.

Marie Lupo, Recording Secretary