

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
Held on Thursday, July 7, 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, Jessica Tullier, Rachael Fawell, Byron Miller, Bob Vavra

Absent/Excused: Elizabeth Chapman, Erin Schultz

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

Absent/Excused: Erin Schultz

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

C. CONTINUED PUBLIC HEARING

1. Parking variation for Beach Dogs-3S230 Warren Avenue/ located south of Manning Avenue, on the west side of Warren Avenue  
Rick Dandan/Lakeside Consultants

Commissioner Pepple made a motion for the ZBA to open the public hearing. The motion was seconded by Commissioner Taylor and approved by voice vote.

Ch. Cosgrove asked staff to update the ZBA on what has transpired with this request since the last ZBA meeting. Assistant Community Development Director Arguilles summarized the written response the applicant provided to the various building, fire, and zoning related issues and questions identified in the original staff report for this question. She acknowledged there are still some outstanding issues that need to be addressed by the applicant but those issues could be addressed during the building permit review and approval process and the staff report includes recommended approval conditions that would address these open issues.

Commissioner Pepple asked Mr. Dandan if he had been communicating with the DuPage Co. Health Dept. regarding applicable Health Dept. requirements for this type of food service use. Mr. Dandan confirmed he had and it was his intent to design the proposed restaurant space to comply with all applicable Health Dept. requirements and he was not planning to install commercial kitchen cooking improvements in the space.

Several ZBA members expressed concern with how the existing paved area that provides direct access to the overhead garage door on the west end of the building, in front of the customer door to the proposed restaurant, would be used by vehicles and the safety concerns the use of that area could present to restaurant customers. Multiple members of the ZBA expressed their desire for the applicant to install physical deterrents to prevent vehicles from parking in and driving through this

asphalt area. Mr. Dandan indicated he was open to installing vehicle deterrents provided they were somewhat attractive.

Commissioner Miller asked about planned fire sprinkler and alarm improvements to the restaurant space and the use of 1099 employees. Mr. Dandan indicated the Fire District recently confirmed no sprinkler improvements would be required. He confirmed he will install any alarm improvements required by the code. Mr. Dandan expressed confidence that his plan to use 1099 employees was viable and legal.

Commissioner Fawell expressed concern regarding the lack of easily accessible handicapped parking near the entrance to the new restaurant. The applicant communicated his commitment to cater to the special needs of physically handicapped individuals.

Chairman Cosgrove suggested additional conditions be attached to any positive ZBA recommendation on this request that would require the applicant to provide a customer refuse container and vehicle deterrents in a manner satisfactory to City staff.

COMMISSIONER PEPPLER MADE THE MOTION FOR THE ZBA TO RECOMMEND APPROVAL OF THE REQUESTED PARKING VARIATION SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED IN THE JULY 7, 2022, STAFF REPORT AND WITH THE ADDITION OF A THIRD CONDITION THAT WOULD REQUIRE THE APPLICANT TO PROVIDE A CUSTOMER REFUSE CONTAINER AND VEHICLE DETERRENTS IN A MANNER SATISFACTORY TO CITY STAFF. COMMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

COMMISSIONER PEPPLER MADE THE MOTION TO CLOSE THE PUBLIC HEARING FOR BEACH DOGS AT 3S230 WARREN AVENUE. COMMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

D. CITIZENS' COMMENTS: None provided.

E. APPROVAL OF MINUTES

1. CH. COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF MAY 19 AS-SUBMITTED. COMMISSIONER PEPPLER SECONDED. COMMISSIONER TULLIER ABSTAINED. MOTION CARRIED.
2. CH. COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF JUNE 23 WITH THE FOLLOWING CORRECTIONS:
  - i. CORRECT THE SPELLING OF COMMISSIONERS FAWELL'S AND PEPPLER'S NAMES.

- ii. INSERT “COMMERCIAL VIABILITY” IMMEDIATELY FOLLOWING THE WORD “DOUBTS” IN THE 7<sup>TH</sup>. LINE IN THE 2<sup>ND</sup> PARAGRAPH ON PAGE 2.

COMMISSIONER MILLER SECONDED. COMMISSIONER FAWELL ABSTAINED. MOTION CARRIED.

F. CHAIRMAN’S REPORT- Ch. Cosgrove encouraged Commission members to check out the display case in the lobby of City hall to see some of the important historical contributions certain woman have made to the community.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT

No report.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Asst. CD Director Arguilles provided a brief report on the status of staff’s interactions with Lexington Homes on their Unit 2 and 3 projects. She anticipated these project to be ready for PC consideration at the second meeting in July. She also recognized that Planner Kieffer has resigned for the City, effective July 29.

I. PLANNER’S REPORT

Planner Kieffer confirmed that he will be leaving the City of Warrenville to attend law school at the University of Minnesota in August.

J. MAYOR’S REPORT

No report.

K. ADJOURN

CH. PEPPLE MOVED, SECONDED BY COM. VAVRA, TO ADJOURN THE MEETING AT 7:53 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

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Ronald Mentzer, Director of Community and Economic Development