

CITY OF WARRENVILLE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
Held on Thursday, July 8, 2021

A. CALL TO ORDER

B. ROLL CALL

PC Present: Tim Cosgrove, Robert Pepple, Jessica Tullier, John Lockett, Shannon Burns

PC Excused Absence: Byron Miller, Elizabeth Chapman, John Davis, Kevin Leonard

ZBA Present: Tim Cosgrove, Jonathan Lockett, Robert Pepple, Shannon Burns

ZBA Excused Absence: Byron Miller, John Davis, Elizabeth Chapman

Also Present: Community and Economic Development Director Ron Mentzer, Planner/GIS Technician Andrew Kieffer, Recording Secretary Marie Lupo, Consulting Engineer Lynn Kroll

C. PUBLIC HEARING

1. 3S140 Talbot Avenue / Graefen Development, Inc.

Located on the northeast corner of Calumet and Talbot Avenues

Project No. 2021-0345 (*continued from June 10, 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.

COM. PEPPLE MOVED, SECONDED BY COM. LOCKETT, TO REOPEN THE PUBLIC HEARING.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

Having previously been sworn in, Graefen Development's Jeff Graefen of Frankfort, Illinois addressed the Commission and summarized the request, which entails construction of a 23,500-square foot facility in which Elite Ambulance will occupy 17,500 square feet, and 6,000 square feet of which will be occupied by a yet-to be determined tenant. He expressed that the 2.53-acre site is a difficult and expensive site to develop from an engineering prospective. He felt Graefen Development staff listened to the Commission's previous comments and revised the plan to include façade fenestration, masonry, and additional windows. New road surfacing and curb and gutter improvements would also be included on Talbot Avenue.

Elite Medical Transportation drafted a letter dated July 1, 2021, to address concerns relative to the business operation. In addition to bringing jobs to the community, Elite will offer classes to the community such as CPR. Shifts would consist of approximately 35 employees, with 20 ambulances and five wheelchair vans on site, and routine minor maintenance such as oil changes and windshield wiper replacements would be conducted when necessary. There will be three

back-to-back shifts each day. There are 33 required parking spaces for the proposed project; 67 are proposed on the site.

Com. Pepple complimented the petitioner on having addressed every issue that was asked of them, including the retaining wall and façade enhancements. Mr. Graefen replied the east side retaining wall would extend to a height of four feet, but is not reflected on the submitted materials because it requires a full redesign of structural engineering, which will be included in the building plan review process. Mr. Graefen stated he does not intend to alter the proposed landscape plan as a result of the retaining wall.

Com. Lockett echoed the same concern regarding the retaining wall, and also was in favor of moving permeable pavers out of the wetland area. He is anxious to see the refined final plans. He is in favor of this business moving to said location.

Ch. Cosgrove expressed the following concerns: (i) some of the details on the preliminary building plan drawings do not exactly match the site plan, (ii) the windows on the west elevation are high in the wall and are not in a size or placement suitable for an office use, (iii) preliminary floor plans do not show stub-ins for future bathrooms, (iv) there is no entrance on the west side of the building, and (v) a door is shown in a location where a person would exit into a loading dock. He was disappointed more of these discrepancies were not rectified, especially after the amount of time that has transpired from the initial public hearing to date. Mr. Graefen replied it is not customary that such details are addressed in the preliminary process, but assured the Commission that Graefen Development would comply with Warrenville's ordinances. Dir. Mentzer responded that more detailed building construction drawings and details would be typically incorporated into a project's final PUD process. The preliminary approval would customarily include building elevations and a preliminary floor plan to ensure the site has sufficient parking and no parking variation would be necessary.

Ch. Cosgrove stated he was not in favor of granting the requested parking island variance for the row of parking spaces located closest to Calumet Avenue, as the site provides ample room for parking and space for an island with a tree that provides shade. Also, he felt the proposed location of the handicapped parking space in the rear parking lot would not serve the overall function of the building. Mr. Graefen indicated they tried to accommodate handicapped parking needs in both front and rear locations; however, he would be amenable to revising the plan, if necessary.

Consulting Engineer Lynn Kroll of James J. Benes & Associates Inc. stated she and the City's Sr. Civil Engineer Kristine Hocking contacted the project's design consultant regarding detention pond outfalls and worked through their concerns, all set forth in the review memo dated July 1, 2021. She was uncertain as to the duration of time the detention ponds would retain water, but offered to check the hydraulic analysis for an answer. The bottom of the ponds would consist of wetland plantings, which per the DuPage County Stormwater Ordinance, must drain within 48-96 hours.

Audience comment was as follows:

- Vincent Hardt of 29W424 Butternut Lane – Called attention to the traffic resulting from this project's ambulances, which he felt should be reviewed in detail prior to approval. The question of turning lanes for ambulances was previously raised, but not answered.

The traffic safety and air quality of this neighborhood are already negatively affected by the nearby Amazon Fulfillment Center, which benefits Aurora in tax money. He expressed concern about the operation of 20 ambulances in three shifts, which equals 60 outbound and 60 inbound trips per day, seven days per week, and 365 days per year—with the potential for additional training trips. He felt ambulances can dangerously obstruct other drivers' vision. Ambulances travelling southbound on Talbot would end on the north frontage road along Route 56. Outbound ambulances must travel two blocks east to Barkley before a left turn to head eastbound on Butterfield Road. A left turn onto Butterfield Road is from a stop sign, which is very difficult due to frequent heavy traffic on this busy street. He reminded the Commission that IDOT never installed a traffic signal at the Twin Pines and Butterfield Road intersection. A potential bottleneck at Butterfield Road would create a temptation for ambulances to travel eastbound on Calumet to Barkley, onto Lakeview Drive through the Summerlakes subdivision to the traffic signal at Continental and Route 59. He pointed out that nearby Able Academy and Four Winds Waldorf School serves young children in the neighborhood. He felt a potential traffic solution would be to install a “no left turn” sign on southbound Barkley Avenue to eastbound Lakeview Drive; however, this would require an enforcement commitment on the part of the Warrenville Police Department. Other concerns include air quality and carbon emissions. He indicated it would be helpful if Elite would commit to using a fleet of electric-operated ambulances rather than diesel or gasoline, as this would reduce noise levels, air quality, and carbon emissions.

- Coleen Brummel of 30W110 Lakeview Drive – Expressed concerns as to the noise pollution ambulance sirens would create. Mr. Graefen assured her it would be a rare occurrence if the ambulances had lights and/or sirens on, as this facility would act as a transfer station and general minor maintenance only.
- Edwina Kadera, 3S111 Barkley Avenue – Expressed concern over Able Academy's autistic spectrum students, on whom sirens would have a profoundly negative impact. Four Winds Waldorf School offers outdoor education as part of their curriculum; diesel fumes and ambulances would be destructive to this concept of education. Additionally, the Park District is located behind the proposed building, which facility may expand over time. Currently, the breeze blows Two Brothers' coffee roasting odors into Summerlakes; diesel fumes from the ambulances would be blown into these nearby residences in the same manner, as nothings exists to block them. This development would have a great impact on nearby residents and outdoor patrons of Two Brothers. Other businesses would be deterred from locating in this area due to constant ambulance traffic. The head of Summerlakes HOA stated the roads are not built to withstand a constant daily flow of ambulances with heavy tires and equipment. A recent Sierra Club article cited how people who live near bus depots suffer from 10% more asthma and COPD.

Com. Cosgrove reiterated that Elite will not operate as a dispatch center in Warrenville. Rather, ambulances would transport people from hospitals and nursing homes. They would not sit and idle at the facility waiting to be deployed to a call, because fuel is costly. Although additional traffic will be generated by the facility, Elite would not exasperate current conditions by its business locating in this industrial park. When Four Winds Waldorf School requested a special use, many Summerlakes residents attended the public hearing to express their concerns about traffic on Lakeview. As a result, the Waldorf School committed to teaching its parents to using

Barkley Avenue—however, they do not appear to be following such rule, because residents have observed that vehicles repeatedly travel down Lakeview. Elite has committed to having its vehicles proceed down Talbot to the Butterfield Road frontage road where they would then access Butterfield Road. This reduces the impact the ambulances would have on the Summerlakes neighborhood. In addition, siren use will be a rare occurrence. He noted that there are numerous other businesses in this industrial park that have heavier trucks and generate truck traffic but that should be expected in an industrial park of this nature.

Ms. Kadera returned to the speaker's podium to restate her opinion that the quantity of potential ambulance traffic is disturbing to her. The 20 ambulances, times three shifts, amount to a lot of traffic. Elite will double or triple the amount of traffic for nearby residents. Even under current conditions, exiting Barkley at the easternmost exit is difficult to exit when heading eastbound on Butterfield. This business will further lengthen the queue of waiting vehicles at this location, thus wasting gasoline and creating more diesel fumes that will blow and carry into Summerlakes. Elite will add 60 times the amount of fumes to the neighborhood's air.

Com. Pepple commented that the City does not pick the tenants who wish to locate in the already-existing industrial park. Rather, the City addresses proposals from businesses who express interest in investing and locating in such area. Tonight's proposal is located in an industrial park with industrial-sized streets, and constant heavy vehicle business activity. Elite is not proposing a junk yard. They are not creating smoke, and will not run their ambulances any longer than necessary, because fuel is costly. Although preliminary building and floor plan drawings raise a concern because the final configuration of the building is still somewhat uncertain, he felt the business concept is suitable for the subject location, and he will trust City staff to ensure the proposal is a good plan. The final PUD may be different; however, it, too, will be reviewed carefully before this Commission at a future date, for potential City Council approval.

Com. Burns expressed appreciation for citizens who attend meetings to share their concerns. That said, the subject property is zoned for this business type. It would be easy for a noisier, more objectionable business to request this location, as well. Ms. Burns shared her trust in City staff, who reviews the plans and works with the company to finesse them. She felt Elite Medical Transportation would be a good use for the property.

Per Ch. Cosgrove's request for direction on formulating the motion for recommendation, Dir. Mentzer suggested that if the Commission feels an additional landscape island or additional windows are necessary, these requirements should be added as a supplementary condition to the motion. Grade changes in elevation along the east side of the building would be addressed in the final engineering design process; therefore, it is not imperative that these be included as another condition to the motion. Ultimately, the petitioner would be required to return before the Commission for final PUD approval recommendation at a future date.

COM. PEPPLE MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF THE VARIOUS PRELIMINARY PUD-RELATED APPROVALS LISTED IN SECTION II.B. OF THE JULY 2, 2021, COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT FOR THE PROPOSED ELITE AMBULANCE PROJECT AT 3S140 TALBOT AVENUE, SUBJECT TO CONDITIONS 1-12 CONTAINED IN SECTION IV OF THE SAME STAFF REPORT, WITH THE ADDITIONAL

CONDITION NO. 13, THAT AN EXTRA PARKING LANDSCAPE ISLAND BE PROVIDED IN THE MIDDLE OF THE ROW OF 12 PARKING SPACES LOCATED NEAREST TO THE CALUMET AVENUE PROPERTY LINE, AND CONDITION NO. 14, THAT TWO ADDITIONAL WINDOWS SHALL BE PROVIDED ON THE WEST ELEVATION OF THE PROPOSED BUILDING. SAID WINDOWS SHALL BE THE SAME SIZE AND LOCATED BELOW THE TWO SOUTHERNMOST WINDOWS ILLUSTRATED THE WEST BUILDING ELEVATION INCLUDED ON THE JULY 9, 2021, ELITE AMBULANCE BUILDING ELEVATION DRAWING, SHEET A3, PREPARED BY M.J. ROOT ARCHITECT.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

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

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

D. CITIZENS' COMMENTS

None.

E. NEW BUSINESS

1. 28W575 Stafford Place / Evolet Eve Wine Shop/Monica Lefever  
Located on dead end segment of Stafford Place, northeast of Curtis Avenue  
Project No. TUP2021-1003  
Request for a temporary use permit for a one-year business anniversary event on Stafford Place public right-of-way.

Evolet Eve Wine Shop owner, Monica Lefever, addressed the Commission and explained that the main purposes of using the City's parking lot, as opposed to that of her business, is due to visibility and manageability, based on her 2020 Grand Opening. At such event, patrons assumed the tented area and her shop were one entity, and proceeded to walk with alcoholic beverages between the two locations, which is against the law.

Ms. Lefever plans to erect a 20 x 100-foot tent to house a tasting area, staffed with 10 Basset-certified vendors. A fee would be charged to enter the tent and taste various wines, beer, and spirits from DeKalb's Whiskey Acres Distilling Co. Evolet Eve's patio and wine bar would also be in operation. Live music from The 4 C Notes (Frankie Valli-type music) would be featured.

She is working to secure three food trucks on site. Three porta potties (one of which would be handicap accessible) will be available. She anticipates a crowd of 400-500. Three bussers and wait staff members will assist at the tent entry to check IDs and attach wristbands. She anticipates a kiosk near the tent for beer and wine due to a limited number of serving staff. The event would issue wristbands to individuals of legal drinking age similar to what occurs at the Summer Daze event.

Ms. Lefever chose to host the event on a Friday, as it is typically her busiest and most popular day—and in consideration of the neighboring bike shop's busiest day, which is Saturday.

Ms. Lefever acknowledged receipt of the staff report and agreed to its conditions.

COM. PEPPLER MOVED, SECONDED BY COM. BURNS, THAT THE PLAN COMMISSION RECOMMENDS THE CITY COUNCIL GRANT CONDITIONAL APPROVAL OF A TEMPORARY USE PERMIT THAT WOULD ALLOW EVOLET EVE TO CONDUCT A ONE-YEAR ANNIVERSARY CELEBRATION EVENT ON THE DEAD-END SECTION OF STAFFORD PLACE, SUBJECT TO THE EVENT BEING CONDUCTED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE JULY 7, 2021, COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT, THE APPLICANT'S MAY 18, 2021, APPLICATION, THE REVISED JULY 6, 2021, EVENT SITE PLAN, AND THE STAFF-RECOMMENDED TEMPORARY USE PERMIT CONDITIONS ATTACHED TO THE JULY 7, 2021, STAFF REPORT AS EXHIBIT B.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

F. APPROVAL OF MINUTES

1. Regular Meeting of June 10, 2021

CH. COSGROVE MOVED, SECONDED BY COM. BURNS, TO APPROVE THE JUNE 10, 2021, MINUTES.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

G. CHAIRMAN'S REPORT

Ch. Cosgrove noted that Alden is electing to add a solar array to its building. Com. Lockett suggested the meters facing Butterfield Road be shielded from view; Dir. Mentzer replied Alden agreed to construct a trellis structure in front of the meters, together with additional landscaping.

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

Dir. Mentzer reported the next meeting may include a courtesy review from the Herrick Woods HOA, which is requesting modifications to its landscape plan, as well as a request for approval of a resubdivision plat for a property on the south side of Warrenville Road.

I. PLANNER'S REPORT

None.

J. ADJOURN

COM. COSGROVE MOVED, SECONDED BY COM. CHAPMAN, TO ADJOURN THE MEETING AT 8:05 P.M.

ROLL CALL VOTE:

Aye: Cosgrove, Pepple, Burns, Tullier, Lockett

Nay: None

Absent/Excused: Miller, Leonard, Chapman, Davis

MOTION ADOPTED UNANIMOUSLY.

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Marie Lupo, Recording Secretary