

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

A. CALL TO ORDER

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

B. ROLL CALL

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

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

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

C. NEW BUSINESS

1. 28W575 Stafford Place - Evolet Eve Wine Shop / Located on dead end segment of Stafford Place, northeast of Warren Avenue
Monica Lefever/Evolet Eve Wine Shop

Chairman Cosgrove iterated that the applicant, Monica Lefever, was not able to be in attendance due to staffing issues at her business. He read an email from her. It stated her planned second anniversary event would essentially be a repeat of last year's first anniversary event. Chairman Cosgrove asked Planner Kieffer whether there was anything important to address about the event. Planner Kieffer stated that the only differences would be that the permit would be from 10a.m. to 10p.m. and that the band would be playing until 9:30p.m. instead of 9:00p.m. Chairman Cosgrove stated that the event was conducted well last year. No Commissioners had any additional questions.

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN COMMISSION TO RECOMMEND CONDITIONAL APPROVAL OF THE REQUESTED TEMPORARY USE PERMIT SUBJECT TO THE CONDITIONS CONTAINED IN THE JULY 7, 2022, STAFF REPORT. COMMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION PASSED UNANIMOUSLY.

D. CONTINUED PUBLIC HEARING

1. Lexington Trace, Unit 2 - 3S460 Route 59 / Located west of IL 59, south of Butterfield Road, and north of Brayman Court
Nathan Wynsma/Lexington Homes LLC, and
2. Lexington Trace, Unit 3 -30W175 Butterfield Road / southwest corner of Barkley Avenue and Butterfield Road
Nathan Wynsma/Lexington Homes LLC

Chairman Cosgrove made a motion to open the public hearing, which was seconded by Commissioner Miller and confirmed by voice vote.

Nate Wynsma, the representative from Lexington Trace, stated that they had been working with staff to address the various staff and commission comments provided at the initial public hearing. The revised documents distributed for tonight's meeting reflect these revisions.

He stated that Unit 2 is the "McConachie property" that fronts Route 59. They are proposing development of the eastern half of the property. He stated they made a variety of minor engineering adjustments, but no major changes. The development would utilize the Storm Water Management System in the original Lexington Trace project (Unit 1). They added two additional guest parking spaces at the north end of the parking/driveway area behind the two proposed townhouse buildings in this unit. The architecture in Unit 2 would be consistent with Lexington Trace Unit 1.

Director Mentzer noted that major revisions to the landscape plan. Nate Wynsma iterated that they added more evergreens and other screening along Route 59 and the north edge of the site.

3. Lexington Trace, Unit 3 -30W175 Butterfield Road / southwest corner of Barkley Avenue and Butterfield Road
Nathan Wynsma/Lexington Homes LLC

Wynsma clarified that the Unit 3 property is currently accessed by a driveway from Butterfield Road, which will be eliminated. The property has a lot of topography and they are proposing to build a new on-site storm water management facility along the southern edge of the site to satisfy applicable storm water management requirements for Unit 3. The revised PUD plans include a more detailed design plan for the central common area which reflect the revised sidewalk configuration recommended by staff, a new pergola seating amenity, and additional landscape enhancements. He acknowledged the Unit 3 plan includes ten shared guest parking spaces. He noted the existing nearby on-street parking on Barkley Ave. which would also be available for guest use. He feels that the amount of proposed on-site and existing off-site/on-street parking available for Unit 3 should be sufficient. He stated they do have room to add more on-site guest parking if the City required it but they did not believe it was necessary.

Commissioner Bob Pepple iterated that he always prefers more parking if possible. Elizabeth Chapman had no issue with the parking as proposed. Byron Miller stated that he supported the variation for the lot coverage, but inquired whether all the runoff from the building would go into the small drainage basin, which Mr. Wynsma confirmed would be the case. He then asked about the Barker proposed drainage study. Len Kleinjen, a civil engineer representing Lexington Homes, clarified that the Baker drainage study was performed by the engineering consultant that worked for IDOT when Route 56 was expanded and that study evaluated floodplain and drainage in this entire geographic area of the community. Commissioner Miller inquired whether there would be two community mailboxes in Unit 3, which Lexington confirmed was the case. He also inquired how wide the balconies are, which Mr. Wynsma stated was 18 feet by 3.5 feet. Commissioner Tullier stated that she appreciated all of the landscaping changes. Commissioner Schultz stated that she thought four parking spaces per unit was sufficient. Commissioner Fawell inquired about bike path connectivity, to which, Lexington referenced one of their PUD exhibits that reflected the

internal sidewalk network proposed in Unit 3 and how that network would connect back to the existing adjacent sidewalk and bike path network in Unit 1. Chairman Cosgrove visited the development and said he saw a number of cars on the driveways and in the guest parking. As such, he inquired about expanding an area to provide more Guest parking in Unit 3 along the west edge of the site. He also read emails from Community Member Dale Williams expressing his support for the projects.

Senior Civil Engineer Kristine Hocking stated that Lexington had addressed all staff most significant engineering comments and any remaining concerns were minor and would be addressed during the building permit process. She also stated that the proposed development would meet all of the stormwater management ordinance requirements except for the PUD variation they have requested to increase the “bounce” that would be allowed between the normal water level and high water level in the Unit 3 detention pond and increase the maximum side slope of the Unit 3 detention facility from 5:1 to 4:1. She indicated staff had no objections to these PUD variation requests as they are consistent with what the City has approved for other new developments in the City.

Assistant Community Development Director Arguilles also added that the developer’s Unit 3 requests including the rezoning the Unit 3 parcel from M-1 to Residential.

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN TO RECOMMEND APPROVAL OF THE REQUESTED FINAL PUD PLANS, FINAL PLAT OF SUBDIVISION, AND OTHER SPECIAL APPROVALS FOR UNIT 2 AS OUTLINED AND SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED IN THE JULY 14, 2022, STAFF REPORT. COMMISSIONER MILLER SECONDED.

MOTION PASSED UNANIMOUSLY

COMMISSIONER CHAPMAN MADE THE MOTION FOR THE PLAN TO RECOMMEND APPROVAL OF THE REQUESTED REZONING, FINAL PUD PLANS, FINAL PLAT OF SUBDIVISION, AND OTHER SPECIAL APPROVALS FOR UNIT 3 SUBJECT TO THE FINDINGS AND CONDITIONS CONTAINED IN THE JULY 14, 2022, STAFF REPORT. COMMISSIONER TULLIER SECONDED.

MOTION PASSED UNANIMOUSLY

4. 4M Enterprises - 4S040 Route 59 / Located on the west side of Route 59, north of Ferry Road, south of Duke Parkway
Thomas Mouroukas / 4M Enterprises LLC

Commissioner Chapman made a motion to open the public hearing, which was seconded by Commissioner Taylor and confirmed by voice vote.

Chairman Cosgrove reminded the Plan Commission of the previous courtesy review for this request. John Teburgge, from Teburgge Engineering, recapped the project, stating that the building would be renovated to include seven retail spaces. He also stated their desire for a drive-through and outdoor seating. He stated that they looked at the parking orientation and developed the

parking to best suit their needs. Chairman Cosgrove inquired about the height of the proposed curb between the drive-thru lane and adjacent parking to the south which, Mr. Teburgge replied it would be the standard seven inches. He also iterated that that they would be completing a number of landscape improvements. He also discussed the City's plans for a potential bike path towards the front of the development, which he stated is possible, but could be difficult to accomplish on-site due to the narrow width of usable land and the amount of utilities in this area. He noted the proposed outdoor dining area would be enclosed with new fencing and so would the dumpster area.

Commissioner Fawell inquired whether they would be painting new parking lot directional makings, to which, Mr. Teburgge remarked they might add small stop signs and would be adding pavement directional markings. She also reiterated her opinion that additional monument signage would be advisable along the north end of the property's Rt. 59 frontage. Assistant Director Arguilles suggested the applicant submit a pavement marking plan. She also clarified that the City is not seeking the developer to install new bike path improvements but rather is seeking the dedication of a new easement along the front of the property for a future bike path. Mr. Teburgge replied that it might be difficult to provide that easement due to various existing and proposed physical constraints. She also agreed with Commissioner Fawell's position on increased signage.

Commissioner Vavra expressed qualms about how narrow and lengthy the tenant spaces would be, but was still in general support. Chairman Cosgrove asked for the size of the spaces in the buildings to the South. Thomas Mouroukus said that they are 65' deep.

Commissioner Erin Schultz requested confirmation that the applicant intended to address all of the staff engineering comments, which they stated they would. Commissioner Taylor agreed with all other commissioners' statements. Commissioner Tullier stated her support for the project but agreed with the prior statements regarding signage. Commissioner Miller inquired whether they would address every staff comment, to which the applicant responded in the affirmative. He also responded that he would like more landscape plantings. Commissioner Chapman stated she agreed with all other comments and generally supported the project. Commissioner Pepple also agreed with other staff comments and expressed concern regarding noise from menu board signage for the drive-through area. Chairman Cosgrove suggested considering (i) angled parking along the south edge of the drive-thru area and (ii) moving one decorative street light to the center landscape area in front of the building. Mr. Teburgge stated that a new photometric plan would be provided. Chairman Cosgrove also stated that native plantings would be recommended in the back detention areas. Chairman Cosgrove asked if there are existing cross access easements between this site and the adjacent commercial site to the south which is also owned by the applicant. Mr. Teburgge indicated they are currently investigating this question.

CHAIRMAN COSGROVE MADE THE MOTION TO CONTINUE THE PUBLIC HEARING FOR THIS CASE UNTIL THE SEPTEMBER 8, 2022, PLAN COMMISSION MEETING. COMMISSIONER CHAPMAN SECONDED

MOTION PASSED

COMMISSIONER PEPPLE MADE THE MOTION TO CLOSE THE PUBLIC HEARING FOR THE LEXINGTON TRACE UNIT 2 AND 3 PROJECTS. COMISSIONER TULLIER SECONDED. CH. COSGROVE ASKED FOR A VOICE VOTE.

MOTION CARRIED.

D. CITIZENS' COMMENTS: None provided.

E. APPROVAL OF MINUTES

- a. CH. COSGROVE MADE A MOTION TO APPROVE THE MINUTES OF JULY 7 AS-AMENDED. COMMISSIONER TULLIER SECONDED. MOTION CARRIED.

F. CHAIRMAN'S REPORT

- a. CH. Cosgrove noted Commissioner's Chapman's last meeting, and she expressed her gratitude. He also noted it was Planner Kieffer's last meeting.

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

- a. Director Mentzer thanked Elizabeth for her service. He thanked Planner Kieffer for his service.

H. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- a. Assistant Director Arguilles thanked Elizabeth for her service. She thanked Planner Kieffer for his service.

I. PLANNER'S REPORT

- a. Planner Kieffer expressed his gratitude to the City

J. MAYOR'S REPORT

K. ADJOURN

CH. CHAPMAN MOVED, SECONDED BY COM. TULLIER, TO ADJOURN THE MEETING AT 8:24 P.M.

MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Andrew Kieffer, Planner/GIS Technician