

CITY OF WARRENVILLE
PLAN COMMISSION/ZONING BOARD OF APPEALS
Minutes of Regular Meeting
Held on Thursday, October 20, 2022
At the Warrenville City Hall
28W701 Stafford Place

A. CALL TO ORDER

Commissioner Vavra called the meeting to order at 7:00 p.m.

B. ROLL CALL

PC Present: Byron Miller, Jessica Tullier, Erin Schultz, Bob Vavra, Rachael Fawell, Kennedy Hartsfield

ZBA Present: Byron Miller, Jessica Tullier, Erin Schultz, Bob Vavra,

Absent/Excused: Tim Cosgrove, Mark Taylor, Carla Sanfilipp

Also Present: Community and Economic Development Director Ron Mentzer, Assistant Community Development Director Consuelo Arguilles, Planner/GIS Technician Jack Maszka, Permit and Zoning Technician Chris Santos

C. APPOINTMENT OF TEMPORARY CHAIRMAN

IN THE ABSENCE OF CHAIRMAN COSGROVE, COMMISSIONER MILLER MADE A MOTION, SECONDED BY COMMISSIONER TULLIER TO APPOINT COMMISSIONER VAVRA AS TEMPORARY CHAIRMAN FOR THE PC/ZBA MEETING.

MOTION ADOPTED VIA VOICE VOTE

D. PUBLIC HEARING

1. 28W321-28W289 Warrenville Road/John Bollweg/ Located on the south side of Warrenville Road, East of Behrs Circle Drive, west of River Road

(Informational note: A detailed report of the proceedings and transcript of the testimony provided during this public hearing was prepared by Gloria Siolidis of Veritext Legal Solutions. A copy of the transcript is available from the City's Community Development Department. The following meeting minutes reflect the key points presented and discussed during the public hearing.)

CHAIRMAN VAVRA MADE A MOTION TO OPEN THE PUBLIC HEARING. COMMISSIONER TULLIER SECONDED. CHAIRMAN VAVRA ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE.

Chairman Vavra opened up the public hearing and invited Mr. Bollweg to give his testimony. After being sworn in Mr. Bollweg gave a brief background story about himself and how he came to acquire the five different lots. Mr. Bollweg explained that after many years of owning and maintaining the five properties it was to time to scale down. In doing so he is requesting the following Zoning and Variance changes:

- Rezoning of the southernmost existing lot from residential to commercial to match the zoning of the four other existing lots

- Resubdivide the five lots into three new lots of record
- Various parking variations involving the number and location/setbacks of existing and proposed parking spaces
- Special Use Permit to allow a parking lot as the principle use on one of the proposed lots
- Relief from various landscape requirements

Commissioner Miller praised Mr. Bollweg for taking the initiative to clean up zoning issues on the properties.

Assistant Community Development Director Arguilles stated the Mr. Bollweg and the Community Development Department staff have been in correspondence for quite some time regarding the project and thanked Mr. Bollweg and his team for getting all the applications and submittals together to get thru the formal process.

Chairman Vavra opened the meeting up for questions or comments from the public.

Fred Bevier who lives directly across the street facing the west side of Lot #1, which is on Behrs Circle Drive, says he is in support of the project. However, he has a concern about the flow of the storm water. Mr. Bevier shared that the proposed parking and landscape plans call for the installation of a redbud tree in the island of grass in front of the existing phone pole and guy-wire. There is an existing culvert in this area in this area that provides important stormwater drainage benefits to this area. Mr. Bevier believes that planting a tree in this area will obstruct the flow of the storm water and will be a vision obstruction.

Community and Economic Development Director Mentzer clarified that staff will take this feedback and any other input from the public hearing into account before finalizing a final staff report and recommendation on this case.

COMMISSIONER MILLER MADE THE MOTION FOR THE PLAN COMMISSION AND ZONING BOARD OF APPEALS TO CONTINUE THE PUBLIC HEARING TO THE NOVEMBER 10, 2022, MEETING. COMMISSIONER SCHULTZ SECONDED. CHAIRMAN VAVRA ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY.

E. OLD BUSINESS

1. 4M Enterprises - 4S040 Route 59 / Located on the west side of IL Route 59, north of Ferry Road, south of Duke Parkway / Thomas Mouroukas / 4M Enterprises LLC

Chairman Vavra stated that the applicant, Tom Morokus, has requested a further continuance of their public hearing to the November 10, 2022, meeting. The extension would allow more time for his engineer to review staff's feedback and provide a response.

COMMISSIONER TULLIER MADE THE MOTION FOR THE ZONING BOARD OF APPEALS TO CONTINUE THE MEETING TO NOVEMBER 10, 2022. COMMISSIONER MILLER SECONDED. CHAIRMAN VAVRA ASKED FOR A VOICE VOTE. MOTION PASSED UNANIMOUSLY VIA VOICE VOTE. MOTION CARRIED.

F. PUBLIC COMMENTS:
None.

G. APPROVAL OF MINUTES
1. Regular Meeting October 6, 2022

COMMISSIONER SCHULTZ MADE A MOTION TO APPROVE THE MINUTES OF OCTOBER 6, 2022, SECONDED BY COMMISSIONER TULLIER. CHAIRMAN VAVRA ASKED FOR A VOICE VOTE. COMMISSIONER MILLER ABSTAINED. MOTION PASSED. MOTION CARRIED AS AMENDED WITH THE FOLLOWING CHANGE:

- On page 2 change Commissioner Fawell making the motion to Commissioner Tullier.

H. CHAIRMAN’S REPORT
No Report.

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT
No Report.

J. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR’S REPORT
No Report.

K. PLANNER’S REPORT
Planner Maszka told the Plan Commission that the new City of Warrenville Zoning Maps are updated and have been released. New maps have been placed on the Council Chambers desk for all to see.

L. PERMIT AND ZONING TECHNICIAN’S REPORT
No Report.

M. MAYOR’S REPORT
There was no report.

N. ADJOURN

COMMISSIONER TULLIER MOVED, SECONDED BY COMMISSIONER MILLER TO ADJOURN THE MEETING AT 7:20 P.M. MOTION ADOPTED UNANIMOUSLY VIA VOICE VOTE.

Chris Santos, Permit and Zoning Technician