

January 16, 2023

Mr. Jack Maszka
Planner/GIS Technician
City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555



Re: 93 Octane Production Facility
30W180 Butterfield Road
Warrenville, IL

Dear Jack:

This letter is in response to your letter dated October 10, 2022 to Dan Soltis at CIMA Developers. Your comments are listed below in the same order with our following response.

Zoning & Engineering Feedback

1. **Number of Parking Spaces:** The size and scope of current operations on this property require 57 parking spaces as per Table 5B of the Zoning Ordinance. The proposed new building would require an additional 5 parking spaces be constructed. You will either need to construct 5 additional paved parking spaces on the property, request a zoning variation to eliminate the requirement to construct these parking spaces, or request the City approve the phased installation of these 5 additional parking spaces in accordance with section 5.B.5 of the Zoning Ordinance. Based on the application information provided thus far, it is recommended you seek City approval for phased installation of these 5 additional parking spaces. In order to support a phased installation request, the site plan documents must illustrate where the proposed phased parking would be provided. Unless a zoning variation(s) are requested, the location and design of phased installation parking must comply with all applicable Zoning Ordinance dimension, location, access, and landscaping requirements.
Reply: The 5 parallel parking spaces (9' x 22') on the east side of the site are shown on the site plan.

2. **Loading Space:** One small (12' x 30') loading space is required for the proposed new building per Table 5C of the Zoning Ordinance. Unless you request a variation, this loading space, and the access drive to it, will need to be provided and paved in accordance with the provisions of Section 5.A.14 and Table 5C of the Zoning Ordinance. *Staff does not recommend you request variations to these requirements of the Zoning Ordinance.* Staff recommends the remaining gravel areas on the property be replaced with either grass, landscaping, or paving.
Reply: One loading space (12' x 30') is shown on the site plan near the southeast corner of the new building.

3. **Landscaping:** Unless you request specific Landscape Relief, you will need to comply with the following landscape requirements contained in the Zoning Ordinance:
 - a. Section 11.F.3 – Street trees along Youghal Road frontage of the site.
Reply: New parkway trees have been added to the site plan.
 - b. Section 11.H. – Foundation landscaping around the proposed new building.
Reply: Landscape Architect plan, prepared by Heller & Associates is provided separately.

4. *Paving:* Please clarify if the gravel labeled on the northeast corner of "SITE PLAN w/New Steel Building" is replacing, what looks to be from the aerial pictures provided, a paved surface. Please review Chapter 5.A.14 of the zoning code for approved surfaces.
Reply: *Areas disturbed by construction activities will be restored with new pavement in areas as shown on the drawings.*

Finance Feedback

1. *Class B4 Liquor License:* The City of Warrenville requires a Class B4 liquor license for the proposed brewery. There are no outstanding licenses available, so the applicant must go through the following process to obtain one:
 - a. Complete and submit the liquor license application and pay related fees
 - b. Successfully pass a City background check, resulting in an opinion from the Warrenville Police Department that the findings would not preclude the applicant from qualifying for a City liquor license.

For more information on this process, please contact the Finance Department.

Missing But Required Information from Applicant

Site Plan Related - The following required application information has not been submitted and must be provided in order for the current application to be processed:

Zoning Ordinance Table 2A, items 11, 15, and 28:

1. An accurate current survey for the property with all existing improvements shown and called out should be provided. The submitted site plan indicates the north end of the site is gravel but the submitted 2014 survey indicates this same area is asphalt. The 2014 survey does not accurately reflect the location and extent of existing parking and concrete curbing improvements.
Reply: *See attached file for the current/updated survey.*
2. A detailed site plan satisfying the following requirements of Zoning Ordinance Table 2B should be provided and shall contain the following information for all existing and proposed improvements on the site:
 - a. Item 8: Existing and proposed drainage patterns
Reply: *Completed.*
 - b. Item 10: Finished grade elevations of entrances and corners of all structures and location of exterior light fixtures. Ensure the site plan reflects the location and type of all existing and proposed fencing and associated gates on the property.
Reply: *Completed.*
 - c. Item 11: Location of all curbing, loading, and parking spaces, outdoor storage, refuse disposal areas.
Reply: *Completed.*
 - d. Item 12: Existing and proposed site topography.
Reply: *Completed.*
 - e. Item 13: Location, dimension, and design of all existing and proposed curb cuts and driveways.
Reply: *Completed.*
 - f. Items 19: Dimensions, purpose, and location of existing and proposed utility improvements on and within 100 feet of the property. This includes drainage facilities, hydrants, catch basins, manholes, and utility valves.
Reply: *Completed.*
 - g. Item 20: Proposed landscape plan in compliance with Chapter 11 of the Zoning Ordinance.
Reply: *Landscape Architect plan, prepared by Heller & Associates is provided separately.*

Special Use Permit Related – Please provide additional information to address the following items:

1. Clarify whether the proposed “brewhouse/brewery” operation would include retail sales and/or tasting room/pub operations. If so, provide a floor plan and additional details regarding the scope of these operations.
Reply: “No, it will not include retail sales.”
2. Provide details on what type of outdoor improvements or operations are planned to support the proposed brewhouse/brewery. For example, is a grain storage silo planned or proposed?
Reply: “No additional improvements except for the walk in cooler.”
3. Provide details on how spent grain will be stored and disposed of. Staff defined the smell of spent grain as an adverse odor.
Reply: “In the dumpster, which is how we dispose of spent grain at our current brewery in St. Charles and how Two Brothers Brewery in Warrenville dispose of their spent grain. Spent grain is not an adverse odor.”

Staff Recommendations

Access drive and loading space pavement: Provide a paved access drive and loading space for the proposed new building.

1. **Remaining gravel areas on property:** Replace proposed gravel areas with either grass, landscaping, and/or paving. The new pavement and existing access drive connection to Youghal Road should be upgraded to comply with the provisions of Section 5.A.14 and Tables 5B and 5G of the Zoning Ordinance.
Reply: The remaining gravel areas affected by construction have been changed to either asphalt or grass as shown on the drawings. The existing driveway to Youghal Road will not be modified.
2. **Pavement/parking setback:** Provide a minimum 5-foot-wide landscape strip along the north property line of the site. Parking and storage areas should be setback 30 feet from this property line.
Reply: A 5-foot landscape strip has been provided north of the existing fence line on the north side of the property. This strip is within the 40-foot easement that was granted to the Village of Warrenville and is not along the property line. The Owner’s property line is coincident with the centerline of Youghal Road. See attached survey.

Very truly yours,



Michael J. Renner, P.E.
Vice President