

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, April 4, 2019, at 7:00 p.m. at City Hall  
28W701 Stafford Place

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING

1. 28W620, 28W642, 28W646, 28W650 Batavia Road / The Alden Foundation

Located at the northeast corner of Batavia/Butterfield Roads

Project No. 2019-0029 (Request for construction) [\[Staff Report\]](#) [\[Backup Information\]](#)

Request for the following approvals, which would allow development of an approximately 3.85-acre property with a three-story, 71-unit, affordable senior independent living building, a 71-space surface parking lot, and associated parking lot lighting, landscaping, and stormwater management improvements:

a. Part of Subdivision.

b. Rezoning of Parcel 1 from B-4 Motorist Service district and Parcels 2 through 4 from R-2 Medium-Low Density Single Family Residential district to R-8 Multi-Family Residential district.

c. Preliminary Planned Unit Development (PUD) Special Use Permit in the R-6 Multi-Family zoning district per Table 5A of Warrenville Zoning Ordinance #1018.

d. PUD Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:

(i) Reduce minimum 4,356-square foot lot area per dwelling unit required under Table 4A;

(ii) Increase 35-foot maximum building height established in Table 4A;

(iii) Reduce minimum number of off-street parking spaces required per Table 5D;

(iv) Reduce minimum front, corner side and rear parking space setbacks required per Table 5E;

(v) Reduce minimum rear yard setback for accessory structures established in Tables 10A and 10B;

(vi) Increase maximum spacing between parking lot planting islands required in Section 11.G;

(vii) Reduce minimum building foundation landscaping along building perimeter required in Section 11.H;

(viii) Reduce minimum transitional yard landscaping required in Section 11.I; and

(ix) Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary PUD plans.

2. 30W210-30W240 Calumet Avenue W / Seallow Construction Corporation

Located on the north side of Calumet Avenue W, east of Taylor Avenue

Project No. 2019-0039 (Request for construction) [\[Staff Report\]](#) [\[Backup Information\]](#)

Request for the following approvals, which would allow Seallow Construction Corporation to construct an 8,400-square-foot office and storage/maintenance facility on a 4.95-acre property, together with associated parking, outdoor storage, fueling station, lighting, landscaping, and stormwater management improvements:

a. Part of Consolidation;

b. Special Use permits in the M-1 Light Manufacturing Zoning District per Table 5A of Zoning Ordinance #1018 for fuel storage and outdoor storage of vehicles, equipment and materials; and

c. Variation from Section 5.A.14 of Zoning Ordinance #1018 to allow for alternative surfacing materials for an outdoor storage area.

D. CITIZENS' COMMENTS

E. NEW BUSINESS

1. 4455 Weaver Parkway / Northwestern Memorial Healthcare (Staff Report) (Backup Information)

Located north of Dehl Road, south of I-88, east of Winfield Road

Project No. 2019-0092

Request for approval of a minor amendment to approved PUD plans to allow construction of 13 additional parking spaces and associated landscaping alterations.

2. Everton Apartments / Atlantic Realty Partners (Staff Report) (Backup Information)

Located on the east side of Route 59, south of Ivan Albright Street, north of Illinois Prairie Path

Project No. 2019-0105

Request for approval of final PUD plans and documents, which would allow development of approximately ten acres within the Everton mixed-use development with a 259-unit apartment community consisting of seven three-story apartment buildings, a clubhouse and community pool complex, detached garage buildings, and surface parking.

F. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals

28W466 Roosevelt Road, Winfield, IL 60190 / Tomasz Gorszkowicz

Zoning Petition #19-009

Request for a variation to allow a recreational vehicle to be parked in front of the front wall of a house.

G. OLD BUSINESS

1. 28W663 Mount Street / Aishan Construction

Located south of Butterfield Road, east of Rockwell Street, west of Manning Avenue, north of Ray Street

Project No. 2019-0070

Plan Commission and Zoning Board of Appeals' review and authorization for Chairman and Secretary to execute PC/ZBA [Resolution 2012-001](#), to memorialize prior approval of a Minor PUD Amendment for Stafford Place Subdivision to allow the new house at 28W663 Mount Street to encroach into the established minimum 20-foot front yard building setback by 1.5 feet.

H. APPROVAL OF MINUTES

1. Regular Meeting of March 7, 2019

I. CHAIRMAN'S REPORT

J. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

K. SENIOR PLANNER'S REPORT

L. MAYOR'S REPORT

M. ADJOURN