

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Tuesday, April 18, 2017 at 7:00 pm at City Hall  
289701 Stafford Place  
A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING

1. 289701 Stafford, 289694, 289693 Babcock Road / The Alden Foundation

Located at the northeast corner of Babcock/Bufford Road

Project No. 2017-0028

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. Plan of Subdivision

b. Reopening of Phase 1 from R-4 Medium Density District and Phase 2 through 4 from R-2 Medium-Low Density Single Family Residential District to R-4 Multi-Family Residential District.

c. Preliminary Planned Unit Development (PUD) Concept Plan Form in the R-4 Multi-Family zoning district per Table 5A of Warrenton's Zoning Ordinance #1018.

d. PUD Conditional Variations specific special approvals from the following provisions of Warrenton's Zoning Ordinance #1018, which would:

i) Reduce minimum 4,200-square-foot lot area per dwelling unit required under Table 4A.

ii) Increase 30-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 5B.

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

vi) Increase maximum spacing between parking lot parking stalls required in Section 11.02.

vii) Reduce minimum building foundation landscaping along building perimeter required in Section 11.14.

viii) Reduce minimum landscape and landscaping required in Section 11.13 and

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

Due to an interrupted public hearing sign display, this public hearing has been deemed concluded. The Alden Foundation has requested a Courtesy Review of an alternative building concept and site plan design listed under the Courtesy Review section of this agenda.

D. CITIZENS COMMENTS

E. COURTESY REVIEW

1. 289693 Mount Street / Ashart Construction

Located at the northeast corner of Eastman/289693 Street (aka 10th Ave)

Permitted request for approval of Preliminary and Final Plan of Subdivision, Planned Unit Development (PUD) and various PUD variations that would allow Warrenton's Historic Senior Living Community to assemble and redevelop a 3.85-acre property with an affordable, independent senior living community consisting of a three-story building with 71 one and two-bedroom apartment style units, an outdoor gazebo area, and an associated parking lot. Presentation by The Alden Foundation of the alternative building concept and site plan design.

F. OLD BUSINESS

1. 289693 Mount Street / Ashart Construction

Located south of Bluffview Park, east of Rockwood Street, west of Manning Avenue, north of Ray Street

Project No. 2017-0025

Plan Commission and Zoning Board of Appeals: review and authorization for Chairman and Secretary to execute PCZSA to memorialize prior approval of a Minor PUD Amendment for Stafford Place Subdivision to allow the new house at 289693 Mount Street to encroach into the established minimum 20-foot front yard setback by 1.5 feet.

2. 440 & 4455 Weaver Parkway / Northwestern Memorial Healthcare

Located east of Oak Brook, south of I-88, east of Vinland Road

Project No. 2017-0022

Plan Commission and Zoning Board of Appeals: review and authorization for Chairman and Secretary to execute PCZSA to memorialize prior approval of a Minor PUD Amendment to approved PUD plans to allow construction of 13 additional parking spaces and associated landscaping alterations.

G. APPROVAL OF MINUTES

1. Mayor [David J. Schultz](#)

2. Chairman [John J. ...](#)

3. Community and Economic Development Director [...](#)

4. Senior Planner [...](#)

5. Mayor [...](#)

6. Adjuvan [...](#)