CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS

Regular Meeting of Thursday, April 18, 2019, at 7:00 p.m. at City Hall

28W701 Stafford Place

A G E N D A

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. 2018-0028

   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. Plat 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-6 Multi-Family Residential district.

   c. Preliminary Planned Unit Development (PUD) Special Use Permit in the R-6 Multi-Family zoning district per Table 3A 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 5B;

      (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.

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

D. CITIZENS' COMMENTS

E. COURTESY REVIEW

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

   Located at the northeast corner of Batavia/Butterfield Roads (Staff Memo)

   Potential request for approval of Preliminary and Final Plat of Subdivision, Planned Unit Development (PUD) and various PUD variations that would allow Warrenville Horizon 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. 28W663 Mount Street / Airhart 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 2019-001, 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.

2. 4405 & 4455 Weaver Parkway / Northwestern Memorial Healthcare

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

   Project No. 2019-0092

   Plan Commission and Zoning Board of Appeals' review and authorization for Chairman and Secretary to execute PC/ZBA Resolution 2019-002, 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. Regular Meeting of April 4, 2019

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN