

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, May 5, 2015, 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 HEARINGS

1. [27555 Diehl Road / Little Friends, Inc. \( Staff Report \) \( Legal Notice \)](#)

Located on the south side of Diehl Road, east of Bulger Court

Project No. 2015-0213

Request for the following approvals, which would allow Little Friends, Inc. to operate programs for children and adults with autism and other development disabilities and modify the site by providing student drop-off areas and an outdoor playground:

- Site Specific Amendment to the Cantera Development Control Regulations to allow for "schools, public and private use" in the Light Industrial Park Use Area;
- Major Amendment to Planned Unit Development (PUD) plans and documents to allow for a decrease in number of parking spaces of ten percent or more; and
- Any other PUD exception/variation necessary to allow for the implementation of the proposed PUD plans.

2. [30W210.30W240 Calumet Avenue W / Swallow Construction Corporation](#)

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

Project No. 2015-0059 ([Request for continuation to May 23, 2015](#))

Request for the following approvals, which would allow Swallow 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:

- Plat of Consolidation;
- Special Use permits in the M-1 Light Manufacturing Zoning District per Table 3A of Zoning Ordinance #1018 for fuel storage and outdoor storage of vehicles, equipment and materials; and
- Variation from Section 5.A.14 of Zoning Ordinance #1018 to allow for alternative surfacing materials for an outdoor storage area.

3. City of Warrenville Zoning Ordinance Text Amendment ([Staff Memo](#)) ([Legal Notice](#))

Consideration of the following possible amendments to the text of Warrenville Zoning Ordinance #1018, which would define and allow solar energy systems as an accessory use in all zoning districts under certain conditions:

- Section 1. GENERAL PROVISIONS;
- Section 10. ACCESSORY USES AND YARDS;
- Section 13. DEFINITIONS; and
- Any other sections of Zoning Ordinance #1018, as necessary, to accommodate the above-listed amendments.

D. CITIZENS' COMMENTS

E. OLD BUSINESS

1. [28301 Ferry Road / Cantera Apartments, LLC \( Staff Report \)](#)

Located along the north side of Ferry Road, west of Winfield Road, east of the West Branch of the DuPage River

Project No. 2017-0502

Request for the following approvals related to the Riverview West project:

- Final Plat of Subdivision, which would subdivide an approximately 32.48-acre vacant property (Cantera Lot C-2 and Outlot A) and dedicate public right-of-way for proposed new Torch Parkway and grant various easements;
- Final PUD special use permit for the overall site, which would allow mass grading, underground/utility installation, and construction of public and private roadways, sidewalks, bike path, street lighting, street trees, and stormwater management improvements; and
- Final PUD special use permit for Phase 1, which would allow construction of a single 364-unit, four-story apartment building with an internal parking garage component, and surface parking lot.

F. APPROVAL OF MINUTES

- Regular Meeting of March 7, 2015
- Regular Meeting of April 18, 2015

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN