

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, June 6, 2019, at 7:00 p.m. at City Hall
28W01 Stafford Place

A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARINGS

1. Laniglan Trace LLC

Located on the south side of Butterfield Road, west of Route 59, north of Estes Street

Project No. 2019-0420 ([Staff Report](#)) ([Backup](#)) ([Legal Notices](#))

Request for approval of variances from the Sign Ordinance to increase the maximum area and height of large real estate signs, and to allow for the installation of off-site real estate signs on vacant property. This request is associated with the marketing program for the Lexington Trace residential subdivision currently under construction in the southwest quadrant of Route 59 and Butterfield Road.

2. 28W020, 28W042, 28W046, 28W050 Batavia Road / The Alden Foundation

Located at the northeast corner of Batavia and Butterfield Roads

Project No. 2018-0228 ([Staff Report](#)) ([Backup](#)) ([Legal Notices](#))

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

(a) Rezone 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;

(b) Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans in the R-6 Multi-Family zoning district per Table 3A of Warrenville Zoning Ordinance #1018;

(c) Planned Unit Development 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 and corner side building setbacks required per Table 4A;

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

(vi) Reduce minimum corner side and rear yard setbacks for accessory structures established in Tables 10A and 10B;

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

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

(d) Preliminary Plat of Subdivision; and

(e) Variation from Section 8-1-5 of the Warrenville Sign Ordinance which would reduce the minimum ten-foot sign setback required along the front lot line.

3. 37255 Dehl Road / Little Friends, Inc.

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

Project No. 2019-0213 ([Staff Report](#)) ([Backup](#)) ([Legal Notices](#))

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:

(a) Site Specific Amendment to the Carerra Development Control Regulations to allow for "schools, public and private use" in the Light Industrial Park Use Area;

(b) 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

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

D. CITIZENS' COMMENTS

E. APPROVAL OF MINUTES

1. Special Meeting of [May 11, 2019](#)

2. Regular Meeting of [May 21, 2019](#)

F. CHAIRMAN'S REPORT

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

H. SENIOR PLANNER'S REPORT

I. MAYOR'S REPORT

J. ADJOURN