

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, June 20, 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 Aiden Foundation  
Located at the northeast corner of Batavia and Butterfield Roads

[Project No. 2019-0029 \(Staff Report\)](#)

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 #1016;
- (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 8-14-5 of the Warrenville Sign Ordinance which would reduce the minimum ten-foot sign setback required along the front lot line.

D. CITIZENS' COMMENTS

E. COURTESY REVIEW

1. 29W140 Batavia Road / Melody and James Burke ([Staff Memo](#)) ([Backup](#))

Located on the north side of Batavia Road, east of Williams Road

Potential request for approval of a variation to reduce the minimum lot width in the R-2 Medium-Low Density Single Family zoning district from 90 feet to approximately 89 feet. This request is associated with the proposed subdivision of an approximately 2.4-acre property into three buildable lots.

F. APPROVAL OF MINUTES

1. [Regular Meeting of June 6, 2019](#)

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN