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  

AGENDA

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 and Butterfield Roads  
      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, 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 Exception/Variances 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 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 entrance ten foot sign setback required along the front lot line.
   2. 29W140 Batavia Road / Melody and James Burke  
      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 Residential 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.

D. CITIZENS’ COMMENTS

E. COURTESY REVIEW
   1. 29W 43rd Street Road / Melanie and Joseph Blandino  

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