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 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 yard setbacks required in Section 11.H
      (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
      (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. CITIZEN’S COMMENTS

E. COURTESY REVIEW

1. Melody and James Burke / 29W140 Batavia Road
   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.

F. APPROVAL OF MINUTES

G. CHAIRMAN’S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR’S REPORT

I. SENIOR PLANNER’S REPORT

J. MAYOR’S REPORT

K. ADJOURN

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