

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, November 7, 2019, at 7:00 p.m. at City Hall  
28W701 Stafford Place

A G E N D A  
(revised)

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING ([Staff Report](#))

1. Everton Commercial Site, 35S25 Route 59, 29W741 Ivan Albright Street / Everton Investment LLC / Culver's Restaurant

Project No. 2019-0841 [Staff Report \(PDF\)](#) [Backup Information \(PDF\)](#)

Located east of Route 59, south of Ivan Albright Street, northwest of Illinois Prairie Path at Route 59 and Cambridge Street

Request for the following special approvals proposed for the north end of the Everton commercial area, which if approved, would allow development of an approximately 1.18-acre property with a 4,130-square foot Culver's restaurant with drive-through and outdoor dining facilities, and related site improvements:

- a. Major Amendment to the Final Planned Unit Development (PUD) Special Use Permit for Everton Mixed-Use Development Site Work Phase and Phase I;
- b. Revised Preliminary/Final Plat of Subdivision;
- c. Final PUD Special Use Permit for Everton Mixed-Use Development commercial Phase III;
- d. Special Use Permits for a restaurant with an outdoor eating and drinking facility and drive-through facility in the B-2 Community Retail district per Table 3A of Warrenville Zoning Ordinance #1018;
- e. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:
  - (i) Reduce 40-foot front/corner side yard building setbacks required under Table 4A;
  - (ii) Reduce or eliminate minimum five-foot interior side/rear yard pavement setback required per Table 5B;
  - (iii) Reduce minimum number of offstreet parking spaces required per Table 5E;
  - (iv) Reduce 40-foot front/corner side yard and 5-foot interior parking space setbacks required per Table 5B;
  - (v) Increase the width of commercial driveways to exceed the 30-foot maximum width established in Table 5G;
  - (vi) Reduce building foundation and interior parking lot landscaping, increase maximum spacing of parking lot planting islands per Section 11; and
  - (vii) Any other PUD exceptions/variations necessary to allow for the implementation of the proposed preliminary/final PUD plans.
- f. Variations from the following provisions of the Warrenville Sign Ordinance, which would increase maximum height of ground sign, and increase maximum area of menu board and wall signs.

D. CITIZENS' COMMENTS

E. OTHER BUSINESS ([Backup](#))

1. DuPage County Zoning Board of Appeals

28W700 Purnell Road, West Chicago, Illinois 60185 / Trillium Farm Subdivision/Pulte Homes Company

Located south of Roosevelt Road and Gary Mill Road and east of Purnell Road, in unincorporated DuPage County

Zoning Petition Z19-062

Request for approval of Conditional Use for Planned Unit Development with the following exceptions, which together would allow resubdivision and development of 34-acre property with an 86 single-family home, low maintenance, ranch-style community:

- a. To reduce lot size from 40,000 square feet to approximately 6,900 square feet;
- b. To reduce lot width from 125 feet to approximately 60 feet;
- c. To reduce corner lot width from 150 feet to approximately 83 feet;
- d. To reduce front yard setback from 30 feet to approximately 25 feet;
- e. To reduce corner side setback from 30 feet to approximately 15 feet;
- f. To reduce rear yard setback from 25 ft. to 0 feet for Lots 1-9; and
- g. To increase Floor Area Ratio (F.A.R.) from 0.25.

F. APPROVAL OF MINUTES

1. Regular Meeting of October 24, 2019

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN