

**CITY OF WARRENVILLE
 PLAN COMMISSION / STORMWATER MANAGEMENT AND FLOODPLAIN OVERSIGHT COMMITTEE
 2020 ANNUAL REPORT**

2020 MEMBERS:

John Davis (Chairman), Tim Cosgrove (Vice Chairman), Robert Peple, Shannon Burns, Jonathan Lockett (Secretary), Elizabeth Chapman, Byron Miller, Jessica Tullier, Amit Thaker (resigned 11/17/20)

2020 MEETINGS:

DATE	SITE ADDRESS/ PETITIONER	REQUEST	ACTION
1/23/20	27W457 Old Warrenville Road Watermark Engineering Project No. 2019-0977	Located in a triangle formed by intersecting Mill Street, Ferry Road and Old Warrenville Road Request for the following approvals, which would allow an approximately 2,035-square foot addition on the west side of the existing Compass School building, together with construction of six additional parking spaces and related landscaping and stormwater management/best management practices improvements: a. Major Amendment to an existing Planned Unit Development (PUD) Special Use Permit, and b. PUD Variation from Table 5B of Warrenville Zoning Ordinance No. 1018 to allow parking to encroach approximately 20-feet into the required 40-foot front yard setback.	Recommended approval.
1/23/20	4S120 N. Route 59 Next Generation Development, LLC	Potential request for approval of a special use permit for Adult Use Cannabis Dispensary in the B-4 Motorist Service zoning district that would allow operation of a recreational cannabis dispensary in an existing 4,770-square foot single-story building formerly occupied by a bank.	Supported potential request.
2/20/20	28W620, 28W642, 28W646, 28W650 Batavia Road The Alden Foundation Project No. 2018-0028	Request for approval of Final Planned Unit Development (PUD) and Final Plat of Subdivision for Alden Warrenville Horizon Senior Living Community, which would allow development of approximately 3.85-acre property with a 77,000-square foot, 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.	Recommended approval.
7/9/20, 7/23/20	28301 Ferry Road John C. Schiess Project No. 2020-0349	Request for minor amendments to the Planned Unit Development (PUD) approvals for modified site entrance configuration and relocated permeable pavement for the Riverview West development.	Approved.

7/9/20	3S280 Route 59 Two Brothers Brewing Company/ Mitch Goltz	Potential request for approval of proposed phased development of an approximately 20-acre property with a Two Brothers brewery facility and a mix of commercial uses, including a gas station with convenience store, quick service restaurant, free-standing car wash, and multi-tenant retail building that would include Two Brothers Coffee House with a drive thru.	Supported potential request.
7/23/20, 8/20/20	4S120 N. IL Route 59, Naperville, IL 60563 NuMed Partners LLC Project No. 2020-0163	Request for approval of Special Use Permit for an Adult Use Cannabis Dispensary in the B-4 Motorist Service District, per Table 3A of the Warrenville Zoning Ordinance No 1018. The petition, if approved, would allow a remodel of the former bank building and operation of a recreational and medical cannabis sale business at the property.	Recommended approval.
7/23/20	City of Warrenville Zoning Ordinance Text Amendments	Consideration of certain future amendments to the text of Warrenville Zoning Ordinance #1018.	Identified list of amendments.
8/6/20	2S781 Route 59, Unit A To The Next Level, Inc. Project No. 2020-0470	Request for approval of a Temporary Use Permit for an Other Temporary Use, per Section 1.D.5 of Warrenville Zoning Ordinance #1018. If approved, the petition would allow the use of a food cart operation at the property.	Recommended approval.
8/6/20	DuPage County ZBA 28W574 Garys Mill Road, Winfield, IL 60190 William A. Brauer Trust Zoning Petition Z20-036	Request for review of rezoning from O-Office to R-1 Single Family Residence.	No objection.
8/20/20, 11/5/20	30W160 Calumet Avenue W Four Winds Waldorf School Project No. 2020-0506	Request for approval of Minor PUD Amendment to construct four 30-foot by 20-foot shelter structures north of the school building to be utilized for outdoor educational activities.	Approved.
8/20/20	DuPage County ZBA 1S200, 1S240, 1S266 Winfield Road Wheaton, IL 60189 Winfield Road, LLC Zoning Petition Z20-027	Variation from Section 37-702.1A requiring Places of Assembly to be operated using public sewer and water and allowing the Applicant to service the Place of Assembly with a well and membrane bioreactor (septic) system rather than public water and sewer	Recommended approval with additional landscaping.
11/5/20, 11/19/20	29W002, 29W030 Main Street Eagle Commercial, LLC Project No. 2020-0723	Request for approval of a Special Use permit for outdoor storage in the M-1 Light Manufacturing zoning district per Table 3A of the Zoning Ordinance #1018. The petition involves outdoor storage at 29W030 Main Street, to store materials and/or equipment related to the fencing and scaffolding businesses operated at 29W002 and 29W030 Main Street.	Recommended approval.
11/5/20, 11/19/20	Country Ridge Common Area / Country Ridge	Request for approval of Minor PUD amendment to remove pedestrian bridge and asphalt foot paths leading to the bridge in the Country Ridge Subdivision common	Recommended approval.

	Apartments Project No. 2020-0664	area.	
11/5/20	0S424 Circle Drive, West Chicago, IL 60185 DuPage County ZBA	Request for approval of variation to increase the height of a fence from six and one-half feet to approximately eight feet.	Recommended compliance with Warrenville's requirements, which allows six-foot fences, and eight-foot fences in the event a property is adjacent to railroad tracks.
11/5/20	30W575 Ferry Road Naperville, IL 60563, DuPage County ZBA	Request for the following approvals: a. Variation to reduce a 60-foot building setback to 40 feet; b. Conditional Use for outside truck parking with exterior lighting and a maintenance building operating on a septic system; and c. Rezoning from R-2 Single Family to I-1 Light Industrial.	Objection based on adjacent to residential development.
11/5/20	2S725 Cree Lane Wheaton, IL 60189 DuPage County ZBA	Request for approval of Conditional Use for all existing shed accessory buildings to remain in place within the 30-foot corner side property line, approximately three feet from property line.	No objection.
11/19/20, 12/10/20	3S701 Mignin Drive / Frank Mnuk Project No. 2020-0773	Request for approval of a Final Plat of Subdivision, which would subdivide one 2.3-acre lot into two buildable lots in the R-2 Medium-Low Density Zoning District.	Carried over until 1/7/21.
11/19/20	28W574 Garys Mill Road, Winfield, IL 60190 DuPage County ZBA Zoning Petition Z20-087 William A. Brauer Trust	Request for Conditional Use to permit detached accessory buildings with an area exceeding the maximum accessory area permitted in the R-1 District, from 1,170 square feet to approximately 2,363 square feet.	Objection based on excessive nature of request, which would not meet City of Warrenville standards.
12/10/20	28W265 Warrenville Road / Kanetha Tenner/Tenner's Auto's 4Less Project No. 2020-0753	Request for the following special approvals from Warrenville Zoning Ordinance #1018: a. A special use permit for an open sales lot in the B-4 Motorist Service zoning district, per Table 3A; b. A variation from Table 5E to reduce the minimum number of required off-street parking spaces;	Continued to 1/7/21.

		<p>c. A variation from Table 5B to reduce and/or eliminate the 40-foot minimum front and corner side-yard parking setbacks required along Warrenville Road and River Road fronts of the lot; and</p> <p>d. Any other variations which may be necessary to operate business under the proposed special use permit.</p> <p>If approved, this request would allow outdoor display and sales of used passenger cars on the property commonly known as 28W265 Warrenville Road.</p>	
--	--	--	--