

RESOLUTION NO. 2022-04

**A RESOLUTION MEMORIALIZING THE APPROVAL OF
A MINOR AMENDMENT TO THE HERRICK WOODS PLANNED UNIT DEVELOPMENT
REGARDING PATIOS AND DECKS**

WHEREAS, the City is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, on September 15, 2014, the City Council adopted Ordinance No. 2888, which approved a special use permit for planned unit development ("**Special Use Permit**"), final planned unit development plan ("**Final PUD Plan**"), and final plat of subdivision to allow the construction of 37 duplex-style homes with a total of 74 dwelling units (collectively, "**Units**") commonly known as Herrick Woods ("**Approved Development**"); and

WHEREAS, the City of Warrenville Zoning Ordinance, as amended ("**Zoning Ordinance**"), is codified as Title 10 of the Warrenville City Code; and

WHEREAS, pursuant to Section 8.E.3 and Table 2D of the Zoning Ordinance, the Herrick Woods Home Owners Association ("**Applicant**") filed an application with the City for approval of a minor amendment to the Special Use Permit and Final PUD Plan to increase the permitted width of decks and patios constructed at the rear of the Units to (i) 18 feet for exterior decks and patios, and (ii) 18 feet measured from eave to eave and 16 feet measured from exterior wall to exterior wall for enclosed decks and patios ("**Proposed Minor PUD Amendment**"); and

WHEREAS, a public meeting by the Plan Commission ("**Plan Commission**") to consider the Proposed Minor PUD Amendment was convened on October 6, 2022, during which hearing evidence and testimony was received by the Plan Commission; and

WHEREAS, on October 6, 2022, the Plan Commission approved the Proposed Minor PUD Amendment, Case No. PUD-2021-1003; and

WHEREAS, the Mayor and the City Council have determined that it is in the best interests of the City and the public to memorialize the Plan Commission's approval of the Proposed Minor PUD Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Memorialization of the Approval of the Proposed Minor PUD Amendment.

A. The following approval by the Plan Commission is hereby memorialized:

On October 6, 2022, the Plan Commission approved the Proposed Minor PUD Amendment to the Special Use Permit and the Final PUD Plan. The Final PUD Plan was amended to include the Single Family Attached Projections Plan, originally prepared by Gary Weber and Associates, updated by the Applicant, and with a latest revision date of May 22, 2022, a copy of which is attached to and made a part of this Ordinance as **Exhibit A ("Revised Single Family**

Attached Projections M/I Homes, Revised 5/22/2022"); provided, however, that decks, patios, covered patios and associated stairs and landings may not extend past the width of the Unit they are constructed to serve.

B. Conflicts. In the event that the Revised Single Family Attached Projections, Revised 5/22/2022 conflicts with the Final PUD Plan, the Revised Single Family Attached Projections, Revised 5/22/2022 controls.

SECTION 3: Effective Date. This Resolution shall be in full force and effect following its passage and approval in the manner provided by law.

PASSED THIS 6th day of October , 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS ____ day of _____, 2022.

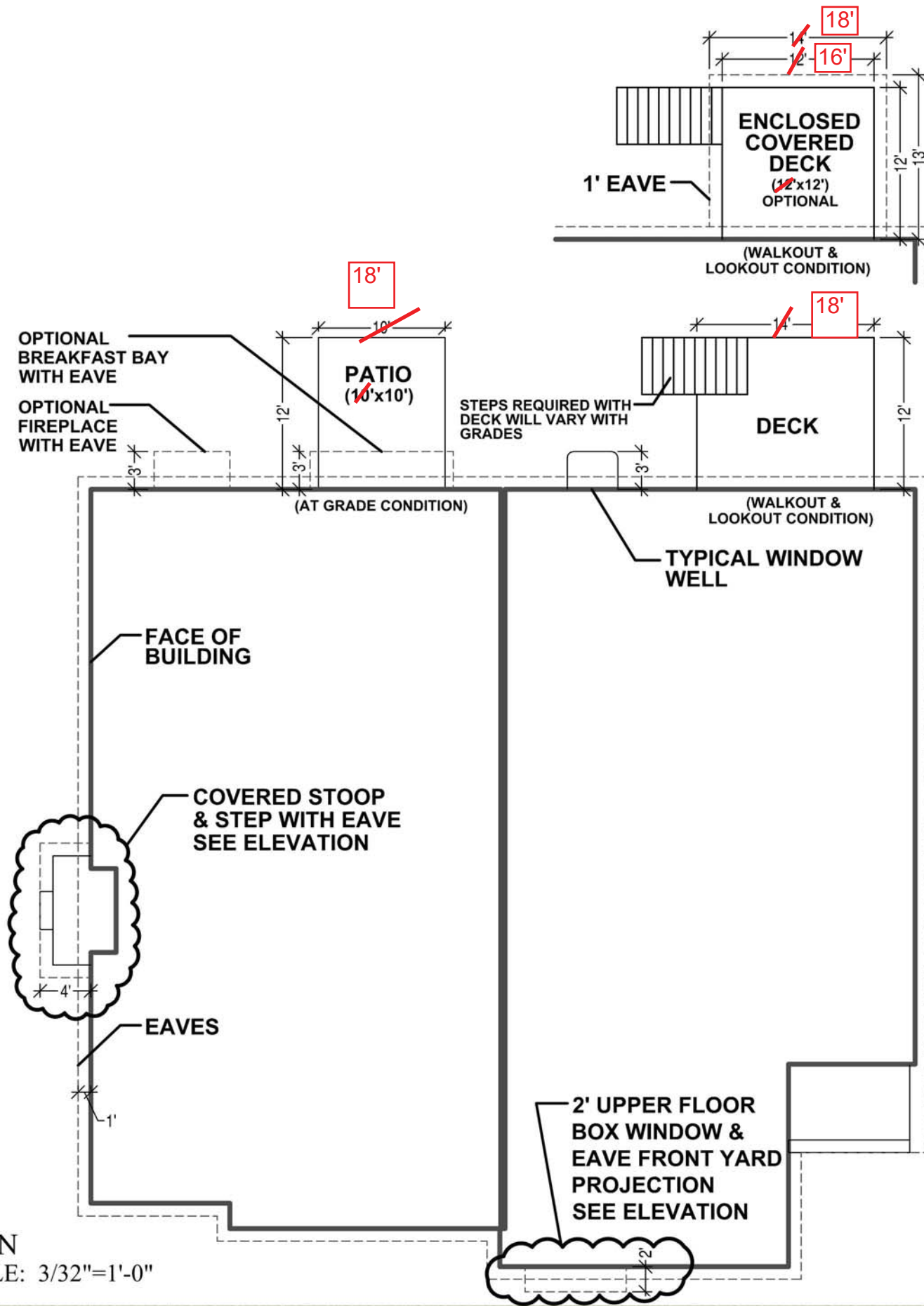
ATTEST:

PLAN COMMISSION SECRETARY

PLAN COMMISSION CHAIRMAN

EXHIBIT A

REVISED SINGLE FAMILY ATTACHED PROJECTIONS M/I HOMES, REVISED 5/22/2022

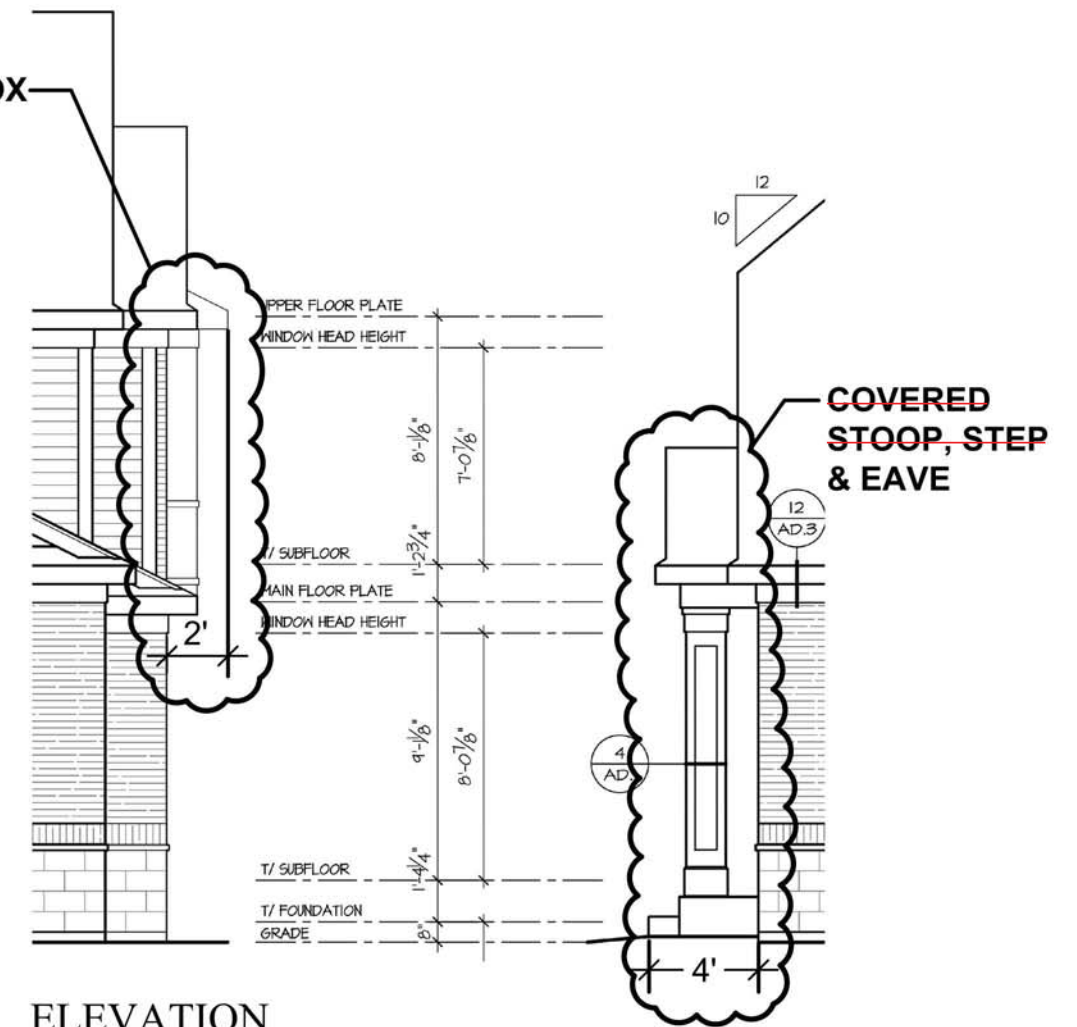


PLAN
SCALE: 3/32"=1'-0"

MINIMUM BUILDING SETBACKS:

- 40' BUILDING SETBACK ALONG HERRICK ROAD
- 30' BUILDING SETBACK ON HUSKIE HIGHWAY, AND ALONG EAST, NORTH & SOUTH PROPERTY LINES
- 25' FRONT & CORNER SIDE FROM INTERNAL STREET R.O.W.
- 20' BETWEEN SIDE FACES OF ADJACENT BUILDINGS
- 30' BETWEEN THE REAR FACE OF ONE BUILDING & THE SIDE FACE OF THE NEAREST BUILDING

UPPER FLOOR BOX WINDOW & EAVE FRONT YARD PROJECTION



ELEVATION
NOT TO SCALE