

**CITY OF WARRENVILLE
 PLAN COMMISSION / STORMWATER MANAGEMENT AND FLOODPLAIN OVERSIGHT COMMITTEE
 2022 ANNUAL REPORT**

2022 MEMBERS:

Tim Cosgrove (Chairman), Robert Pepple (thru 8/6/22), Jonathan Lockett (thru 1/31/22), Elizabeth Chapman (thru 7/21/22) , Byron Miller, Jessica Tullier (Secretary), Mark Taylor, Erin Schultz, Bob Vavra, Rachael Fawell (effective 3/21/22), Carla Sanfilipp (effective 8/15/22), Kennedy Hartsfield (effective 8/15/22)

2022 MEETINGS:

DATE	SITE ADDRESS/ PETITIONER	REQUEST	ACTION
1/6/22 <i>(continued from 11/18/21</i>	28W571 Batavia Road Ed Lowrie Project No. VAR2021-1003	Request for approval of variations from the Warrenville Sign Ordinance to provide relief from wall sign projection restrictions and setback requirements for existing nonconforming drive-thru sign. If approved, the existing corner wall sign would be retained, and an existing drive-thru sign along Stafford Place would be modified into a ground sign.	Recommended approval.
1/6/22	3S200 Home Avenue, Warrenville DuPage County ZBA Zoning Petition Z21-101 Nelson	Request for Conditional Uses to (i) increase the total permitted area of detached accessory buildings from 850 square feet to approximately 1,048 square feet, and (ii) allow an over five-year-old existing shed to remain approximately eight feet from the interior side property line.	No objection.
1/20/22, 2/10/22, 3/10/22, 3/24/22	City of Warrenville Zoning Ordinance #1018 Lot Coverage Regulation Text Amendment	Review and discussion of a City staff-administered municipal survey, which poses relevant questions regarding lot coverage regulation in area municipalities that would inform potential text amendments to Warrenville’s lot coverage regulation.	Recommended approval.
2/10/22	28W321, 28W289, and 28275 Warrenville Road John Bollweg	Potential request for rezoning, resubdivision, and requisite variances to create a commercial lot.	Supported potential request.
3/10/22	28W571 Batavia Road Recycled Cycling Bike Shop	Review and discuss potential request for Special Use Permit and Variation approvals to open a Drive-thru Café Use.	Supported potential request.
3/10/22	30W175 Butterfield Road, 3S460 Route 59 Lexington Homes	Review and discuss the proposed addition of Units 2 and 3 to the existing Lexington Trace townhome subdivision. Proposed Units 2 and 3 would add 48 rear-loaded garage townhome units to the existing 106 unit subdivision.	Supported potential request.

3/10/22	28W571 Batavia Road Recycled Cycling Bike Shop	Request for approval of minor amendment to Variance O2021-41 to allow the addition of lighting atop the recently installed Bike Shop Sign.	Supported potential request.
3/10/22	27W315 Butterfield Road, Warrenville DuPage County ZBA Zoning Petition Z22-000005 Jordan	Request for Conditional Use to a Recreational Use (stable and riding facility not to exceed 20 horses), as the principal use of the property.	Supported potential request with conditions.
3/24/22, 4/7/22	City of Warrenville Zoning Ordinance #1018 Other Text Amendments	Review and discuss various staff-proposed text amendments, including: (i) Banning use of barbed wire on residential lots; (ii) Clarifying parking surfacing requirements; and (iii) Reclassifying modifications to approved PUD landscape plans from major amendments to minor amendments.	Recommended approval.
4/7/22	4625 Weaver Parkway Crème De La Creme	Request for approval of a minor amendment to Ordinance #1705 to allow for reconstruction of a fence using Trex-panel material.	Approved.
4/7/22	28W341 Diehl Road MD5 Warrenville, LLC	Request for approval of a minor amendment to Ordinance #2050 to allow for the construction of an additional monument sign along Diehl Road.	Approved.
4/7/22	3S260 Warren Avenue Warrenville Park District	Request for approval of a Temporary Use Permit to allow the Warrenville Park District to conduct the first “Warrenville Multicultural Festival” on June 11, 2022, which involves street closures, an entertainment stage, and food and non-alcoholic beverage sales.	Recommended conditional approval.
4/7/22	26W018 Bauer Road, Naperville DuPage County ZBA Zoning Petition Z22-000012 Koller	Request for Variation to increase the height of a fence in the front yard from four feet six inches to approximately six feet.	No objection.
4/7/22	1S649 Schaeffner Road, Wheaton DuPage County ZBA Zoning Petition Z22-000015 Wheaton Sanitary District	Request for Variation to increase the height of a new, wireless telecommunications facility monopole from 75 feet to approximately 125 feet, including AT&T antennas, and fenced-in ground compound with base station, generator and equipment.	No objection.
4/21/22 7/21/22 11/10/22	4S040 Route 59 Thomas Mouroukas	Potential request for approval of a special use and variations to signage and landscaping to redevelop the property and remodel the vacant restaurant into a multi-tenant retail building, including a drive-thru lane.	Supported potential request.
5/19/22	28W050 Warrenville Road Richard J. McMahon GoTo/Casey’s	Potential request for approval of a special use and variations for a gas station redevelopment.	Supported potential request.

5/19/22	3S306 Williams Road Henri Deitlin	Potential request for approval of a variance to accommodate a reduced setback for a residential addition.	Non-support of potential request.
5/19/22	4S120 Route 59 Adult Use Cannabis Dispensary	Update on the adult use cannabis dispensary that received City special use permit approval in 2020 and the State's adult use cannabis dispensary licensing process.	
5/19/22	2022 Census Results	Update on the 2022 Census results and emphasize key takeaways.	
5/19/22	Missing Middle Housing	Presentation on Missing Middle Housing.	
6/23/22 7/21/22	3S460 Route 59 Lexington Trace Unit 2 Nathan Wynsma/ Lexington Homes LLC	Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Subdivision Control Ordinance, which if approved, would allow an approximately 1.85-acre vacant lot to be developed with a residential subdivision consisting of two, six-unit attached single-family/townhouse buildings and associated driveway, sidewalk, landscaping and stormwater management, and private open space improvements: a. Final Plat of Subdivision b. Special Use Permit approval of Final Planned Unit Development (PUD) plans in the R-2 Medium-Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018. c. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018: i. Reduce the minimum 18,000 square foot lot size and 90-foot lot width required under Table 4A; ii. Reduce the twelve and one half foot (12.5') side yard building setback required under Table 4A; iii. Reduce the 700 square foot minimum ground floor area per dwelling in a multi-story building required under Table 4A, and iv. Any other PUD exceptions/variations necessary to allow for the implementation of the proposed Final PUD plans	Approved
6/23/22 7/21/22	30W175 Butterfield Road Lexington Trace Unit 3 Nathan Wynsma/ Lexington Homes LLC	Request for the following special approvals from Warrenville Zoning Ordinance #1018, the Warrenville Subdivision Control Ordinance, and the local amendments to the DuPage County Stormwater and Floodplain Ordinance which if approved, would allow an approximately 3.43 acre property to be redeveloped with a residential subdivision consisting of six, six-unit, attached single family/townhouse buildings and associated driveway, sidewalk, landscaping and stormwater management, and private open space improvements: a. Final Plat of Subdivision; b. Rezoning of the property from M-1 light Manufacturing to R-2 Medium-Low Density Single Family Residential; c. Special Use Permit approval of Final Planned Unit Development (PUD) plans in the	Approved

		<p>R-2 Medium-Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018.</p> <p>d. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018:</p> <p>i. Reduce the minimum 18,000 square foot lot size and 90-foot lot width required under Table 4A;</p> <p>ii. Reduce the minimum forty foot (40') front yard and corner side yard setbacks required under Table 4A;</p> <p>iii. Reduce the 700 square foot minimum ground floor area per dwelling in a multi-story building required under Table 4A;</p> <p>iv. Increase in maximum lot coverage from 18% to 21%; and</p> <p>v. Any other PUD exceptions/variations necessary to allow for the Implementation of the proposed Final PUD plans.</p> <p>e. Planned Unit Development Variations to the local amendments of the DuPage County Stormwater Management Ordinance to increase the amount of bounce allowed and the side slope grading of the proposed retention pond</p>	
6/23/22 7/7/22	3S230 Warren Avenue Beach Dogs Rick Dandan/Lakeside Consultants	Request for approval of a variation from Table 5E of the Zoning Ordinance #1018 to reduce the required number of off-street parking spaces from five to zero spaces. If approved, this variation would allow for an approximately 492-square foot walk-up and carry-out restaurant use to be operated on the property.	Supported Potential Request
7/21/22	28W575 Stafford Place Evolet Eve Wine Shop Monica Lefever	Request for a temporary use permit for a two-year business anniversary event on Stafford Place public right-of -way.	Approved
8/4/22 11/10/22	30W121 Estes Street City of Warrenville, Public Works Department Phil Kuchler	Request for Special Use Permit approval of the Final Planned Unit Development (PUD) plans and PUD exceptions and variations to provisions of Warrenville Zoning Ordinance #1018 that would allow a new municipal water production well, 500,000 gallon elevated water tower, iron filtration equipment building, and related structures/equipment to be constructed in the R-2 Medium-Low Density Single Family Residential Zoning District at the southwest corner of Estes Street and Barkley Avenue.	Recommended approval
10/6/22	27W173 Breme Drive Herrick Woods HOA	Request for approval of a minor PUD amendment to Ordinance #2888 to allow for all homes within the Herrick Woods Subdivision to enlarge the size of their patio and decks.	Approved
10/6/22	3S346 Herrick Road Galusha Farms Subdivision Fred Conforti/HACA, LLC.	Request for approval of a subdivision in unincorporated DuPage County to subdivide the existing single lot into three new residential lots.	Approved

10/20/22 11/10/22	28W321-28W289 Warrenville Rd/John Bollweg	Requests for rezoning the lot known as 28W321 Behrs Circle Drive East from R-3 Medium to B-4 Motorist Service District, Resubdivision to create three lots of record, a Special Use Permit to allow off-street parking, and variations from the provisions of Chapter 11 of the Zoning Ordinance, including relief from the landscape requirements, parking lot setbacks, off-street parking requirements, wheel guards and lot lighting requirements, and waiver of new public improvements	Recommended approval
11/10/22	3S660 Route 59 City of Warrenville Public Works Department Phil Kuchler	Requests for Special Use Permit for a special public use in the form of an approximately 157- foot tall, 500,000 gallon water tower in the B-4 Motorist Service District, a variation to reduce the front yard setback from the required forty feet (40') to sixteen feet (16'), and approval of a Final Plat of Subdivision to subdivide the existing lot into two lots.	Recommended approval
12/8/22	3S321 Winfield Rd Matt Stefaniszyn	Potential request for a variance from Zoning Ordinance Table 10A, which limits the maximum floor area for Residential Accessory Buildings.	Non-Support of Potential Request
12/8/22	Riverview West Phase 3 Cantera 55 Plus LLC John Schiess	Potential request for the development of a five-story, 107 unit, residential apartment building for those 55 and older. The proposal would require a variety of new Planned unit Development related special approvals.	Supported potential request with conditions
12/8/22	27501 Bella Vista Parkway OKW Architects Daniel Marta	Potential request for development of a one-story multi-tenant logistics facility.	Continued to 1/19/23

**CITY OF WARRENVILLE
ZONING BOARD OF APPEALS
2022 ANNUAL REPORT**

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10/3/22	27W173 Brema Drive Herrick Woods HOA	Request for approval of a minor PUD amendment to Ordinance #2888 to allow for all homes within the Herrick Woods Subdivision to enlarge the size of their patio and decks.	Approved
8/4/22 11/10/22	City of Warrenville, Public Works Department – 30W121 Estes Street / located west of Barkley Avenue, south of Estes Street, north of Duke Parkway Project No. PUD-2022-1014	Requests for Special Use Permit approval for a Final Planned Unit Development (PUD) that would allow a special public use in the form of a new municipal water production well, iron filtration equipment building, and related structures/equipment to be constructed in the R-2 Medium-Low Density Single Family Residential Zoning District and a Final Plat of Subdivision to subdivide the existing lot into two new lots.	Recommended approval
8/4/22 11/10/22	City of Warrenville, Public Works Department – 3S660 Route 59 / located on the west side of IL Route 59, south of Barkley Ave and south of Duke Parkway	Requests for Special Use Permit for a special public use in the form of an approximately 157- foot tall, 500,000 gallon water tower in the B-4 Motorist Service District, a variation to reduce the front yard setback from the required forty feet (40') to sixteen feet (16'), and approval of a Final Plat of Subdivision to subdivide the existing lot into two lots.	Recommended approval
4/21/22 7/21/22	4S040 Route 59 Thomas Mouroukas	Requests that would allow an approximately 2.2-acre property with a presently vacant commercial building to be redeveloped into a seven-tenant commercial building with a	Recommended approval

11/10/22		drive-through operation and a permanent outdoor seating area along with variations from the provisions of the Sign Ordinance and relief from various landscaping requirements.	
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