

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS /
STORMWATER MANAGEMENT AND FLOODPLAIN OVERSIGHT COMMITTEE
Regular Meeting of Thursday, March 23, 2017, at 7:00 p.m. at City Hall
28W701 Stafford Place

A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [Regular Meeting of March 9, 2017](#)

D. PUBLIC HEARING ([Staff Report](#)) ([Backup Info](#))

1. 27W457 Old Warrenville Road / Compass Enterprises, Inc.

Located at intersection of Ferry Road, Mill Street and Warrenville Road

Project No. 2017-0105

Request for approval of (i) revised preliminary/final planned unit development (PUD) plans and documents, (ii) special use permit to operate child day care center in the O-1 Limited Office District, and (iii) PUD variation to eliminate ten stacking spaces required per Table 5E of the Zoning Ordinance No. 1018. Requests are associated with proposed operation of Compass School daycare at the office site formerly occupied by Lauterbach & Amen.

E. COURTESY REVIEW

1. Route 59 and Estes Street (Anderson Property) / Lexington Homes ([Staff Report](#)) ([Backup Info](#))

Located west of Route 59, north of Estes Street

Potential request for preliminary/final plat of subdivision, rezoning and planned unit development special use permit approvals, which collectively would allow for the assemblage and development of approximately 20.9-acre property with an attached single family residential subdivision consisting of approximately 110 townhouse units, new public roads and associated stormwater management, open space, landscaping improvements.

2. Cantera Subarea Lot C-2 / Interforum Holdings, Inc. ([Staff Report](#)) ([Backup Info](#))

Located on north side of Ferry Road, east of West Branch DuPage River, west of Winfield Road, and south of Torch Parkway

Potential request for approval of amendments to Cantera Development Control Regulations, land use re-designation, revised preliminary and final planned unit development (PUD) special use permit, PUD exceptions/variations, and preliminary/final plat of subdivision, which collectively would allow for the development of 28-acre vacant property with a mixed use project, including up to 62,000 square feet of commercial/retail space, a 390-unit high-density multi-family residential apartment complex, and 62-unit attached single-family residential townhomes, together with associated site improvements.

3. 3S161 Williams Road / Susan & Henry Echiverri ([Staff Report](#)) ([Backup Info](#))

Located south of Calumet Avenue, east of Williams Road

Potential request for approval of variance to increase the maximum number of accessory structures and reduce minimum setback between accessory buildings on a residential property. These requests would allow the property owner to keep a recently constructed approximately 332-square foot detached garage, and maintain an existing 4.5-foot separation between two non-conforming shed structures.

F. NEW BUSINESS

1. City of Warrenville Stormwater Management and Floodplain Ordinance Oversight Committee

([Backup Info](#))

Stormwater Management and Floodplain Oversight Committee consideration of proposed City of

Warrenville policy to guide the review and authorization of impacts to wetlands.

G. CITIZENS' COMMENTS

H. CHAIRMAN'S REPORT

I. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

J. SR. PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN