

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, April 20, 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 April 6, 2017](#)

D. PUBLIC HEARING

1. City of Warrenville Zoning Ordinance Text Amendments ([Staff Report](#))

Consideration of the following possible amendments to the text of Warrenville Zoning Ordinance #1018:

- a. Amend Section 1. GENERAL PROVISIONS to include the Transitional Office District in the zoning districts listed in Section B.1.
- b. Amend Section 3. ALLOWABLE USES and Section 13. DEFINITIONS to:
  - (i) Define brewery and distillery uses and incorporate them into the list of uses permitted or permitted with a special use permit in certain zoning district(s);
  - (ii) List "restaurants serving alcohol" as a permitted use in the B-2 and B-4 zoning districts, or list "bars" as a use that would require a special use permit in the B-2 and/or B-4 zoning districts;
  - (iii) Group the various specific retail uses currently listed in "Table 3A: Permitted and Special Uses in All Zoning Districts" into one or more new, more general, consolidated land use category(s).
- c. Amend Section 4. DISTRICT REGULATIONS to clarify, simplify, or eliminate existing provisions that require a special front yard building setback in residential districts where 50% or more of the frontage of a block has been developed with buildings.
- d. Amend Section 5. OFF-STREET PARKING AND LOADING to clarify that existing ordinance provisions regarding existing gravel drives only apply to gravel drives that are legal non-conforming.
- e. Amend Section 7. SPECIAL DEVELOPMENT APPROVALS to allow temporary sidewalk sales and/or outdoor dining in certain zoning districts under certain conditions.
- f. Amend Section 8. PLANNED UNIT DEVELOPMENT to
  - (i) Simplify approval process for Minor PUD Amendments related to landscape plan modifications;
  - (ii) Include provisions that would allow the City Council to authorize construction of infrastructure, grading and/or excavation/foundation work after preliminary Planned Unit Development (PUD) plan approval, but prior to final PUD plan approval.
- g. Amend Section 10. ACCESSORY USES AND YARDS to
  - (i) Comply with the requirements of the recently adopted 2015 International Swimming Pool and Spa Code;
  - (ii) Increase maximum allowed eave height for accessory buildings constructed on lots over one acre.
- h. Amend other sections of the Zoning Ordinance #1018, as necessary, to accommodate the above-listed amendments.

2. 4405 and 4455 Weaver Parkway / South Water Signs (continued from April 6, 2017) ([Staff Report](#)) ([Backup](#))

Located south of I-88, west of Mill Street  
Project No. 2017-0157

Request for approval of (i) site specific amendments to the Cantera Development Control Regulations to allow for increased area and height for monument signage in the Office Park Use Area, and (ii) exceptions to the Warrenville Sign Ordinance to allow increased sign area, height, and the incorporation of a logo on directional signs. Requests are associated with Northwestern Memorial Healthcare's replacement of the existing monument and two directional signs near the main entrance to the Proton and Cancer Centers.

3. 27W457 Old Warrenville Road / Compass Enterprises, Inc. (continued from March 23 and April 6, 2017) ([Staff Report](#))

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. NEW BUSINESS

1. 28244 Diehl Road / Chuy's Opco, Inc. ([Staff Report](#)) ([Backup Info](#))

Located near the northwest corner of Winfield Road and Diehl Road

Project No. 2017-0196

Request for approval of a temporary use permit to allow Chuy's Restaurant (currently under construction) to conduct a pre-grand opening event serving alcohol on May 24, 2017, in an adjacent parking lot.

#### F. COURTESY REVIEW

1. Subarea G / Crescent Development Partners ([Staff Report](#)) ([Backup Info](#))

Located at the northwest corner of Winfield Road and Diehl Road

Potential request for an amendment to the Cantera Development Control Regulations (DCRs) and Cantera General Site Plan, 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 if approved, would allow for redevelopment of an approximately 5.1-acre portion of the parking lot located northwest of the Regal Theater building with a 210-unit four-story apartment building with integrated garage parking.

#### G. OLD BUSINESS

1. 28244 Diehl Road / Bob Moran (Parkway Architecture)

Located near the northwest corner of Winfield Road and Diehl Road

Project No. 2017-0195

Plan Commission review and authorization for Chairman and Secretary to execute PC/ZBA [Resolution 2017-002](#), to memorialize prior approval of a minor PUD amendment allowing modification to the building elevation, parking lot lighting, and installation of exterior decorative lighting on the currently under construction Chuy's Restaurant.

#### H. CITIZENS' COMMENTS

#### I. CHAIRMAN'S REPORT

#### J. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

#### K. SR. PLANNER'S REPORT

#### L. MAYOR'S REPORT

#### M. ADJOURN