

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, March 8, 2018, 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. PUBLIC HEARING ([Request for continuation until 3/22/18](#))

1. 28250 Diehl Road / Covington Realty Partners/Paul Langdon

Located west of Winfield Road, north of Diehl Road, at the northwest corner of the Regal Theater/Main Event site

Project No. 2017-0885

Request for the following approvals, which collectively would allow redevelopment of an approximately 5.4-acre section of an existing surface parking lot with a single, 242-unit, four-story apartment complex encompassing a 351-space internal parking garage and other surface parking and landscaping improvements:

- (i) Major Amendments to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations to add "Multi-Family Use Area" to the list of uses permitted within Cantera Subarea G
- (ii) Re-designation of an approximately 5.43-acre area of Cantera Subarea G from a Commercial Center Use Area to the Multi-Family Use Area
- (iii) Major Planned Unit Development Amendment for a revised Preliminary Planned Unit Development Special Use Permit
- (iv) Site Specific Amendments to the following Multi-Family Use Area Design Standards contained in the Cantera Development Control Regulations:
 - a. Reduce 20-acre minimum size of a Multi-Family Use Area (Section V.I.1)
 - b. Increase maximum allowed density of multi-family dwelling units per acre of net site area (Section V.I.2)
 - c. Reduce 30-foot perimeter building setback requirement (Section VI.4.b)
 - d. Allow parking within the Perimeter Setback Area (Section V.I.7.a)
 - e. Reduce 25-foot parking setback required between parking areas and multi-family buildings (Section V.I.7.b)1
 - f. Allow more than (i) eight dwelling units per floor and (ii) 24 dwelling units in a multi-family building (Section V.I.9.a)
 - g. Eliminate hip or gable roof, building height modulation, and dormers/chimney requirements for multi-family buildings (Sections V.I.9.b) and V.I.9.i)
 - h. Reduce or eliminate trim and shutter requirements around doors and windows in multi-family buildings (Section V.I.9.e)
 - i. Reduce 40% minimum landscape coverage requirement (Section V.I.11)
- (v) Site Specific Amendment to Section VI.B.1 of the Cantera Development Control Regulations to reduce parking requirements for multi-family dwelling units
- (vi) Site Specific Amendment to the following landscaping requirements of the Cantera Development Control Regulations:
 - a. Reduce ten percent interior parking lot landscaping coverage (Section VI.C.3.a).1)
 - b. Increase peninsula spacing requirement for the interior parking lot landscaping (Section VI.C.3.a)3)
 - c. Reduce or eliminate 30-foot perimeter landscape area required around multi-family development parcel (Section VI.C.5.b)
- (vii) Revised Preliminary Plat of Subdivision
- (viii) Any other site specific or general amendments to the Cantera Development Control Regulations, General Site Plan Documents, or site specific amendments to the Warrenville Zoning Ordinance that may be required for this project.

D. NEW BUSINESS ([Staff Review](#)) ([Backup Information](#))

1. Movie Night at Cerny Park / Warrenville Park District

Located at the southwest corner of River Road and Forestview Drive

Request for approval of Temporary Use Permit to conduct a movie night at Cerny Park on June 21, 2018.

E. COURTESY REVIEW ([Staff Review](#)) ([Backup Information](#))

1. 2S540 Route 59 / W-T Group/Speedway LLC

Located at the northwest corner of Batavia Road and Route 59

Potential request for approval of rezoning, plat of consolidation and preliminary/final Planned Unit Development plans to allow Speedway to redevelop the existing gas station with a new 4,600-square foot convenience store with indoor and outdoor dining, eight fuel pumps for automobiles, three-lane truck fueling station, and associated parking, parking lot lighting, landscaping and stormwater management improvements.

F. APPROVAL OF MINUTES

1. [Regular Meeting of February 8, 2018](#)

G. CITIZENS' COMMENTS

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN