

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, April 5, 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

1. Kleinman Property, 3S525 Route 59, 29W741 Ivan Albright Street / M/I Homes of Chicago LLC
([Staff Report](#)) ([Backup Info](#))

Located east of IL Route 59, south of Ivan Albright Street, northwest of Illinois Prairie Path
Project No. 2018-0087

Request for the following approvals, which collectively would allow development of an approximately 32.8-acre property with a mixed-use project consisting of 92 townhouse units, a 259-unit apartment complex, and an approximately four-acre commercial site, together with associated stormwater management facilities, private open space, and new private and public streets:

- a. Preliminary Plat of Subdivision
- b. Rezoning existing Lot 77 and east portion of existing Lot 78 from R-2-Medium Density Single Family to R-6 Multi-Family zoning district, the west portion of existing Lot 78 from R-2-Medium Density Single Family to B-2 Community Retail zoning district, and the majority of existing Lot 79 from B-2 Community Retail to R-6 Multi-Family zoning district
- c. Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans in the B-2 Community Retail and R-6 Multi-Family zoning districts per Table 3A of Warrenville Zoning Ordinance #1018 and
- d. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:
 - (i) Reduce the minimum 4,356-square foot lot size and 140-foot lot width required under Table 4A
 - (ii) Reduce 30-foot front/corner side yard, 25-foot side yard, and 30-foot rear yard building setbacks required under Table 4A
 - (iii) Reduce 30-foot perimeter setback for buildings required in Section 8.D.6
 - (iv) Increase maximum lot coverage allowed in Section 8.D.6 for townhome lots
 - (v) Reduce minimum number of off-street parking spaces required per Table 5D
 - (vi) Reduce minimum parking space setbacks required per Table 5B
 - (vii) Increase 35-foot maximum building height established in Table 4A and
 - (viii) Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary PUD plans

2. Zoning Ordinance Text Amendment / Laurel Logan ([Staff Report](#)) ([Backup Info](#))

Project No. 2018-0102

Request for approval of possible text amendments to Section 10. Accessory Uses and Yards and Section 13. Definitions of Warrenville Zoning Ordinance #1018, which would define miniature horses and allow keeping of miniature horses in residential zoning districts under certain conditions.

3. 28250 Diehl Road / Covington Realty Partners ([Staff Report](#)) ([Backup Info](#)) ([Supplemental Staff Report](#))

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:

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

D. COURTESY REVIEW

1. Butterfield East Business Park, Unit 6 / Duke Realty ([Staff Memo](#)) ([Backup Info](#))
Located at the southwest corner of Route 59 and Duke Parkway
Potential request for approval of proposal to rezone and build a new 105,677-square foot warehouse/distribution building on an approximately 8.3-acre unimproved site in the R-2 Medium-Low Density Single Family Residential zoning district.

E. APPROVAL OF MINUTES

1. [Regular Meeting of March 22, 2018](#)

F. CITIZENS' COMMENTS

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN

