

**CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
REGULAR MEETING OF THURSDAY, JANUARY 23, 2014, 7:00 P.M.
City Hall, Council Chambers, 28 W 701 Stafford Place, Warrenville, IL 60555**

A G E N D A

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A. **Regular Meeting of December 19, 2013**
4. **PUBLIC HEARING**
 - A. **Lauzen Accounting / John F. Philipchuck**
27W430 Old Warrenville Road
Project No. 2013-0553
Located on the north side of Warrenville Road, east of Melcher Avenue, west of West Avenue
Request for Approval of petitions from Lauzen Accounting for some or all of the following special approvals from the Warrenville Zoning Ordinance #1018:
 1. A Special Use Permit approval of Preliminary/Final Planned Unit Development (PUD) plans in the O-1 Zoning District per Table 3A of Warrenville Zoning Ordinance #1018; and
 2. PUD Exceptions/Variations and/or special approvals from Warrenville Zoning Ordinance #1018, as follows:
 - a. Variation from Table 4A: *Residential District Requirements* to reduce 15-foot interior side yard building setback required along the north property line to approximately six feet;
 - b. Variations from Table 5B: *Minimum Required Setbacks for Off-Street Parking and Loading Spaces and Other Vehicular Pavement* to reduce 40-foot front and corner side yard parking setback along Melcher Avenue and Old Warrenville Road to approximately 21 and 12 feet respectively;
 - c. Variations from Table 10B: *Permitted Obstructions of Required Yards* to allow a refuse disposal enclosure to encroach approximately eight feet into the required 40-foot front yard building setback along Melcher Avenue and three feet into the required 15-foot interior side yard building setback along north property line;
 - d. Landscape Relief per Section 11.B.2. *Approval of Landscape Plan* as follows:
 - i. To reduce 10% interior parking lot landscaping coverage required per Section 11.G *Parking Lot Landscaping*;
 - ii. To reduce ten-foot wide minimum foundation landscaping around the perimeter of the building required per Section 11.H *Foundation Landscaping*;
 - iii. To waive transitional yard landscaping and fencing requirements of Section 11.I *Transitional Yard Landscaping* along north and west property lines;

ADA ACCOMMODATIONS NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 393-9427 or jmcmahon@warrenville.il.us at least 48 hours in advance of the meeting.

KINDLY TURN OFF ALL ELECTRONIC DEVICES, AS THEY INTERFERE WITH SOUND TRANSMISSION IN COUNCIL CHAMBERS.

- iv. To reduce the number of street trees required along Warrenville Road, Melcher Avenue and West Avenue per Section 11.F.3 *Street Trees*;
- v. To increase the parking lot planting islands spacing required per Section 11.G.2 *Interior Parking Lot Landscaping* from every ten parking spaces to 11 parking spaces;
- vi. Any other Landscape Relief items necessary to allow for the implementation of the proposed Landscape Plan.
- e. Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary/Final PUD development plans.

Collectively, these requests would allow Lauzen Accounting to remodel the existing 6,150-square foot single-story, non-conforming office building, expand the existing non-conforming surface parking lot from 18 spaces to 34 spaces, install parking lot lighting and landscaping improvements, and build a trash enclosure on the approximately .789-acre property.

5. NEW BUSINESS

A. Country Ridge Owners Association/Greg Mitchel Project No. 2013-0572

Located north of Country Ridge Drive, east of Route 59

Request for approval of Minor Amendment to the previously approved Planned Unit Development plans and documents for Country Ridge subdivision, which would allow installation of a gate on Country Ridge subdivision property at the 15-foot wide emergency access between the Country Ridge and River Oaks subdivisions.

6. ANNUAL REPORTS

A. Warrenville Plan Commission

Review and approval of 2013 Annual Report, which sets forth transactions and recommendations of Plan Commission, prior to submission to Mayor and City Council.

B. Warrenville Zoning Board of Appeals

Review and approval of 2013 Annual Report, which sets forth transactions and recommendations of Zoning Board of Appeals, prior to submission to Mayor and City Council.

7. CITIZENS' COMMENTS

8. CHAIRMAN'S REPORT

9. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

10. SR. PLANNER'S REPORT

11. MAYOR'S REPORT

12. ADJOURNMENT

Copies: PC/ZBA, Mayor, City Council, City Administrator, City Clerk, Community Development Director, Sr. Planner, Sr. Civil Engineer, Park District, Public Library, Police Department, John F. Philipchuck, Greg Mitchel