A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING
1. 28W125 Warrenville Road / ECA Architects and Planners (Staff Report) (Backup) BP Gas Station and Quick Serve Restaurants at the southwest corner of Warrenville/Winfield Roads Project No. 2018-0794
Request for approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard fence along a portion of the south property line to be reduced from eight to six feet.

2. 2S540, 2S480 and 2S470 Route 59 / WT Group Speedway Gas Station at the northwest corner of Route 59/Batavia Road Project No. 2018-0692 (REQUEST FOR CONTINUATION TO 1/24/19)
Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance, which if approved, would allow an existing gas station, vacant lot, and single-family home on 2.63 +/- acres to be redeveloped with a new 3,900 +/- square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements:
(a) Rezoning of Parcel 3 from R-2 Medium-low Density Single Family Residential District to B-2 Community Retail District;
(b) Special use permit approval of preliminary/final planned单元发展 (PUD) plans for a combined automobile, truck, and commercial vehicle gas station and convenience mart in the B-2 and B-4 Zoning Districts per Table 3A of Warrenville Zoning Ordinance #1018;
(c) PUD exceptions/variants and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would allow:
(i) Truck and commercial fueling operations per Section 8.C.3;
(ii) The width of commercial driveways to exceed the 36-foot maximum width established in Table 5G;
(iii) A reduction in the five-foot front/ corner side pavement setback required along Route 59 per Table 5B;
(iv) An increase in the maximum average site illumination and the average to minimum illumination uniformity ratio specified in Table 9C;
(v) A reduction in the minimum level of illumination required on-site under Table 9C;
(vi) Any other PUD exceptions/variants necessary to allow for the implementation of the proposed preliminary/final PUD development plans;
(d) Variation from Section 8-14-6.B.1.a.2 of Warrenville Sign Ordinance to increase maximum height of ground sign;
(e) Variation from Section 8-14-6.B.1.g. of the Warrenville Sign Ordinance to increase the maximum height and area of canopy signs, and to allow canopy signs on a canopy face not adjacent to dedicated street; and
(f) Variation from Section 8-14-6.B.1.i of Warrenville Sign Ordinance to increase maximum area of gasoline price signs.

D. COURTESY REVIEW
1. 1ST721 Route 59 / Deborah Walski & Richard Mittman (Staff Memo) (Backup) Single Family Home on the east side of Route 59, north of Mack Road Potential request for approval of a variance that would allow a 2,235-square foot building addition to encroach into the required 6-foot rear yard setback by approximately 19 feet to accommodate a three-car garage.

2. 27S55 Diehl Road / Little Friends, Inc. (Staff Memo) (Backup) Office Building located west of Davis Parkway, south of I-88 Potential request for approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000-square foot office building designated for a Light Industrial Park land use.

E. OTHER BUSINESS
1. Plan Commission/Zoning Board of Appeals
(a) Annual election of Plan Commission Vice-Chairman
(b) Annual election of Zoning Board of Appeals Vice-Chairman

F. APPROVAL OF MINUTES
1. Regular Meeting of December 6, 2018
2. Regular Meeting of December 20, 2018

G. CITIZENS' COMMENTS

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTORS REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN
A.

B.

C.

D.

E.

F.

G.

H.

I.

J.

K.

L.

Roll Call

Call to Order

Staff Report

Chairman

Citizens

Public Hearing

Staff Report

Citizens

Private Hearing

Staff Report

Adjourn

A.

1.

2.

(b) Annual election of Zoning Board of Appeals Vice Chairman

(a) Annual election of Plan Commission Vice Chairman

1.

2.

(a) Addendum to the January 10, 2019 agenda

(b) Staff Report on the following items:

1. Request for approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

2. Request for approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

3. Request for approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

4. Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance, which if approved, would allow an existing gas station, vacant lot, and single family home on the east side of Route 59, north of Mack Road and west of Route 53 to be redeveloped with a new 3,900 +/ square foot convenience store, 16 square foot office, 14 medium and B 2 and B 4 Zoning Districts per Table 3A of Warrenville Zoning Ordinance #1018;

5. Request for approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G;

6. Variation from Section 8.14 of the Warrenville Zoning Ordinance for a proposed gas station that would allow a 27555 Diehl Road office building to have a height in excess of 30 feet; and

7. Variation from Section 8.1 of the Warrenville Zoning Ordinance for a proposed gas station that would allow the 2S480 Route 59 gas station and convenience mart in the B 3 Medium Density Residential District to be redeveloped with a new 3,400 +/ square foot gas station and convenience mart in the B 3 Medium Density Residential District to B 2 Community Retail District;

8. Rezoning of Parcel 3 from R 1 Low Density Single Family Residential District to B 2 Community Retail District;

9. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

10. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

11. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

12. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

13. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

14. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

15. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

16. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

17. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

18. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

19. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

20. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

21. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

22. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

23. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

24. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

25. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

26. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

27. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

28. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

29. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.

30. Approval of a Site Specific Amendment to the Cantera Development Control Regulations that would allow relocation of a school serving children and adults challenged with developmental disabilities and autism, together with its administrative services, into an existing 74,000 square foot building designated for a Light Industrial Park land use.

31. Approval of a variance that would allow a 2,235 square foot office building located west of Davis Parkway, south of I-88 and east of Mitchell Drive to encroach into the required 60 foot rear yard setback by approximately 19 feet to accommodate a three story building.

32. Approval of a Major Amendment to the Planned Unit Development Special Use Permit that would allow the height of a required transitional yard to exceed the 36 foot maximum width established in Table 5G.