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 unit development (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/variations 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/variations necessary to allow for the implementation of the proposed preliminary/final PUD development plans;
(d) Variation from Section 8-14-6.B.1.i 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. 1S721 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 60-foot rear yard setback by approximately 19 feet to accommodate a three-car garage.

2. 27555 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 DIRECTOR’S REPORT

J. SENIOR PLANNER’S REPORT

K. MAYOR’S REPORT

L. ADJOURN
Regular Meeting of Thursday, January 10, 2019, at 7:00 p.m. at City Hall

A. CALL TO ORDER

B. ROLL CALL

C. CITIZENS

D. APPROVAL OF MINUTES

Meeting of December 20, 2018
Meeting of December 6, 2018

E. Staff Report

F. OTHER BUSINESS

(Staff Memo)

F.1. Speedway Gas Station

F.2. Serve Restaurants

F.3. BP Gas Station and Quick Serve Restaurants

G. APPOINTMENTS

H. CITIZEN PRESENTATION

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

J. SENIOR PLANNER

K. MAYOR

L. ADJOURN