

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, January 10, 2019, 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. 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.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. 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

