

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, April 20, 2023, 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. OLD BUSINESS

1. **4575 Weaver Parkway / Synata Bio / Steve Luna**
Located on the west side of West Street, North of Diehl Road
Project No. PUD-2023-0001 (Second Public Hearing)
Request for Site Specific Amendment in the Cantera District for a concrete pad, fencing, and a nitrogen storage tank.

2. **City of Warrenville Zoning Ordinance #1018 Nonconformities Text Amendments (Second Public Hearing)**
Review and discussion of the nonconformities text amendment in Title 10 of the City of Warrenville Zoning Ordinance #1018

D. NEW BUSINESS

1. **28W050 Warrenville Road/ Casey's Retail Company / Richard McMahon**
Located on the northeast corner of Warrenville Road and Winfield Road
Project No. SUP-2022-1004 (Public Hearing)
Request for special use permits for an automobile gas station and outdoor storage and foundational landscape relief request to permit the redevelopment of the subject property.
(The Public Hearing notification requirements were not completed. This public hearing will be continued to the Thursday, May 4, 2023 Regular Meeting of the Plan Commission/Zoning Board of Appeals)

2. City of Warrenville Zoning Ordinance #1018 Parking Text Amendments
(Public Hearing)

Review and discussion of parking text amendments in Title 10 of the City of Warrenville Zoning Ordinance #1018

E. PUBLIC COMMENTS*

F. APPROVAL OF MINUTES

1. Regular Meeting of April 6, 2023

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

J. PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN

* For public comment submitted via email to be read aloud at the meeting, the comments must be:

- (1) Typed or written legibly;
- (2) No more than 500 words in length;
- (3) Free of any abusive or obscene language;
- (4) Received at the email address set forth in this agenda prior to the commencement of the meeting; and
- (5) Include a statement specifically requesting the comments be read aloud.

Copies: PC/ZBA, Mayor, City Council, City Clerk, City Administrator, Community & Economic Development Director, Assistant Community Development Director, Sr. Civil Engineer, Planner, Permit & Zoning Technician, Executive Assistant/Deputy City Clerk, Public Library, Police Department, Fire District, Park District, Richard McMahan, Steve Luna (Synata Bio)

ADA ACCOMMODATION NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 836-3050 or amorgan@warrenville.il.us at least 48 hours in advance of the meeting.
PLEASE SHUT OFF ALL ELECTRONIC DEVICES AS THEY INTERFERE WITH THE SOUND TRANSMISSION IN THE CITY COUNCIL CHAMBERS. THANK YOU!
