

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, May 4, 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. City of Warrenville Zoning Ordinance Nonconformities Text Amendments (Continued Public Hearing)

Review and discussion of the nonconformities text amendment in the City of Warrenville Zoning Ordinance.

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

2. 4S120 N. IL. Route 59 / NuMed Partners LLC. / Robert Fitzsimmons

Located within City of Warrenville corporate boundaries, at the northwest corner of Route 59 and Ferry Road

Project No. SUP-2023-0003 (Public Hearing)

Request for special use permit with landscape variations to remodel their facility for an Adult Use Cannabis Dispensary.

3. City of Warrenville Zoning Ordinance Lots Without Street Lines Text Amendments (Public Hearing)

Review and discussion of the Zoning Ordinance text amendments to revise the definition of flag lots and lots without street lines and to specify how the minimum front yard depth is measured for lots without street lines.

4. **City of Warrenville Zoning Ordinance Lighting and Automotive Special Use Text Amendments (Public Hearing)**

Review and discussion of Zoning Ordinance text amendments to revise lighting standards and consider an all-encompassing automotive special use(s).

E. PUBLIC COMMENTS*

F. APPROVAL OF MINUTES

1. **Regular Meeting of April 20, 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 McMahon (Casey's Retail Company), Robert Fitzsimmons (NuMed Partners LLC.)

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!
