

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, November 8, 2018, at 7:00 p.m. at City Hall
280701 Stafford Place
A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARINGS

1. **28181, 28183 AND 28170 Roads 59 / VT Group**

Located at the northwest corner of Route 59/Batavia Road
Project No. 2018-0552

Request for the following special approvals from the Warrentville Zoning Ordinance #1018 and the Warrentville Sign Ordinance, which if approved, would allow Speedway to redevelop the existing gas station, vacant lot, and single-family home on 2.63 +/- acres with a new 3,900 +/- square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, lighting, landscaping and stormwater management improvements:
(a) Rezoning of Parcel 3 from R-2 Medium-Density Single Family Residential District to B-2 Community Retail District.
(b) Special use permit approval of preliminary final development (PFD) plans for a conditional automobile, truck, and commercial vehicle gas station and convenience mart in the B-2 and B-4 Zoning Districts per Table 3A of Warrentville Zoning Ordinance #1018;
(c) PUD exceptions/variations and/or special approvals from the following provisions of Warrentville 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 30-foot maximum width established in Table 5G;
(iii) A reduction in the fire code enforcement code permitted 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 8-14-4.B.1.g of the Warrentville Sign Ordinance to increase maximum height of ground signs;
(e) Variation from Section 8-14-4.B.1.g of the Warrentville 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 8-14-4.E.1.i of Warrentville Sign Ordinance to increase maximum area of passive price signs.

2. **Southwest corner Route 59/Duke Parkway / 8/STP Midwest, LLC**

Located at the southwest corner of Route 59/Duke Parkway
Project No. 2018-0584 (continued from 2018)

Request for the following special approvals from Warrentville Zoning Ordinance #1018 and the Warrentville Sign Ordinance, which collectively would allow Thornton Inc. to develop an approximately eight acre site with a Thornton gas station, including a 5,500-square foot convenience store, ten automobile fueling stations, five truck/commercial fueling lanes, a future 2,400-square foot quick service restaurant with drive-thru, and associated parking, lighting, landscaping, and stormwater management improvements:
(a) Rezoning from R-2 Medium-Low Density Single Family Residential District to B-4 Motorist Service District;
(b) Special Use Permit (S.U.P.) of Zoning District for an automobile gas station and restaurant drive-through facility per Table 3A of Warrentville Zoning Ordinance #1018;
(c) Variation from Table 5G of Warrentville Zoning Ordinance #1018 to increase the 30-foot maximum width for commercial driveway;

(d) Variations from Table 9C of Warrentville Zoning Ordinance #1018 to increase the maximum average illumination level, and exceed the average to minimum uniformity ratio of illumination for the project;
(e) Variations from Table 9C of Warrentville Zoning Ordinance #1018 to increase the maximum average illumination level, and exceed the average to minimum uniformity ratio of illumination for the project;
(f) Variations from Table 9C of Warrentville Zoning Ordinance #1018 to reduce the minimum of: fuel corner side setback for parking and loading spaces required along Duke Parkway;
(g) Variations from Table 9C of Warrentville Zoning Ordinance #1018 to reduce the number of required on-site parking and drive-through loading lanes for a restaurant with drive-through facility;

(h) Variation from Section 8-14-4.B.1.g of Warrentville Sign Ordinance to increase the maximum ground sign height along Route 59;
(i) Variation from Section 8-14-4.B.1.g of Warrentville Sign Ordinance to increase the maximum area of passive price signs;
(j) Variation from Section 8-14-4.E.1.g of Warrentville Sign Ordinance to increase the maximum area and letter size of canopy signage; and
(k) Any other variations from the Warrentville Zoning Ordinance #1018 and/or Warrentville Sign Ordinance identified during public hearing process that would allow for implementation of the proposed project plans on file with the Community Development Department.

D. COURTESY REVIEW

1. **280520, 280584, 280546, 280550 Batavia Road / The Alden Foundation**

Located at the northwest corner of Batavia Road/Batavia Road
Potential request for approval of Preliminary and Final Plat of Subdivision, Planned Unit Development (PUD) and various PUD variations that would allow Warrentville Horizon Senior Living Community to assemble and redevelop a 3.85-acre property with an affordable, independent senior living community consisting of a three-story building with 71 one and two-bedroom apartment-style units, an outdoor gazebo area, and an associated parking lot.

E. OTHER BUSINESS

1. **DuPage County Zoning Board of Appeals (Rack)**

The Moody Church, 280220 Prunell Road, West Chicago
Zoning District C18-214

Conditional Use request for a group dwelling.

2. **Warrentville Plan Commission/Zoning Board of Appeals**

(a) 2019 PCZBA Meeting Calendar
Review and approval of 2019 PCZBA meeting dates.

(b) **FY 2020 Work Plan**

Review and approval of 2020 PCZBA Work Plan.

(c) **Agenda Backup Information**

Discuss dimensions of hard-copy backup information for meeting packets.

F. **APPROVAL OF MINUTES**

1. **Previous Meeting Minutes 4, 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**