

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, November 8, 2018, 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 HEARINGS

1. 25540, 25480 and 25470 Route 59 / WT Group ([Staff Report](#))

Located at the northwest corner of Route 59/Batavia Road

[Project No. 2018_0692](#)

Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville 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, parking lot lighting, landscaping and stormwater management improvements:

- (a) Rezoning of Parcel 9 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.

2. Southwest corner Route 59/Duke Parkway / BSTP Midwest, LLC

Located at the southwest corner of Route 59/Duke Parkway

[Project No. 2018_0594](#) (continued from 9/20/18) ([Staff Report](#))

Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance, which collectively would allow Thorntons Inc. to develop an approximately eight-acre site with a Thorntons 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, parking lot 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 Permits in B-4 Zoning District for an automobile gas station and restaurant drive-through facility per Table 3A of Warrenville Zoning Ordinance #1018;
- (c) Variation from Table 5G of Warrenville Zoning Ordinance #1018 to increase the 36-foot maximum width for commercial driveway;
- (d) Variations from Table 9C of Warrenville Zoning Ordinance #1018 to increase the maximum average illumination, reduce the minimum illumination level, and exceed the average to minimum uniformity ratio of illumination for the project;
- (e) Variations from Table 5B of Warrenville Zoning Ordinance #1018 to reduce the minimum 40-foot corner side setback for parking and loading spaces required along Duke Parkway;
- (f) Variations from Table 5E of Warrenville Zoning Ordinance to reduce the number of required on-site parking and drive-through stacking spaces for a restaurant with drive-through facility;
- (g) Variation from Section 8-14.6.B.1.a.2 of Warrenville Sign Ordinance to increase the maximum ground sign height along Route 59;
- (h) Variation from Section 8-14.6.B.1.i of Warrenville Sign Ordinance to increase the maximum area of gasoline price signs;
- (i) Variation from Section 8-14.6.B.1.g of Warrenville Sign Ordinance to increase the maximum area and letter size of canopy signage; and
- (j) Any other variations from the Warrenville Zoning Ordinance #1018 and/or Warrenville 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 (Staff Memo) ([Backup](#))

1. 28W620, 28W634, 28W646, 28W650 Batavia Road / The Alden Foundation

Located at the northeast corner of Batavia Road/Butterfield Road

Potential request for approval of Preliminary and Final Plat of Subdivision, Planned Unit Development (PUD) and various PUD variations that would allow Warrenville 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 ([Backup](#))

The Moody Church, 28W220 Prunell Road, West Chicago

Zoning Petition Z18-014

Conditional Use request for a group dwelling.

2. Warrenville Plan Commission/Zoning Board of Appeals

(a) [2019 PC/ZBA Meeting Calendar](#)

Review and approval of 2019 PC/ZBA meeting dates.

(b) [FY 2020 Work Plan](#)

Review and approval of 2020 PC/ZBA Work Plan.

(c) Agenda Backup Information

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

F. APPROVAL OF MINUTES

1. [Regular Meeting of October 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