

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, March 22, 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 HEARING

1. BSTP Midwest, LLC/Mike MacKinnon ([Staff Report](#)) ([Backup Info](#))

Located at the northwest corner of Route 59/Duke Parkway

Project No. 2018-0079

Request for the following approvals, which collectively would allow consideration of petitions from BSTP Midwest, LLC for some or all of the following special approvals from Warrenville Zoning Ordinance #1018 and Warrenville Sign Ordinance:

- a. Rezoning from R-2 Medium-low Density Single Family Residential District to B-4 Motorist Service District;
- b. Special Use Permit for automobile gas station in B-4 Zoning District 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 driveways;
- d. Variations from Table 9C of Warrenville Zoning Ordinance #1018 to exceed three foot candles maximum average illumination, to reduce 0.9 foot candles minimum at any point illumination level, and exceed 4:1 average to minimum uniformity ratio;
- e. Variation from Section 8-14-6.B.1.a.2 of Warrenville Sign Ordinance to increase maximum height of ground sign;
- f. Variation from Section 8-14-6.B.1.i of Warrenville Sign Ordinance to increase maximum area of gasoline price signs;
- g. 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
- h. 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 Development plans on file with the Community Development Department.

If approved, these collective requests would allow Thorntons Inc. to develop an approximately 4.9-acre site with a gas station, including a 5,500-square foot convenience store, 14 automobile fueling stations, four truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements.

2. 28250 Diehl Road / Covington Realty Partners/Paul Langdon ([request for continuation](#) until April 5, 2018)

Located west of Winfield Road, north of Diehl Road, at the northwest corner of the Regal Theater/Main Event site

Project No. 2017-0885

Request for the following approvals, which collectively would allow redevelopment of an approximately 5.4-acre section of an existing surface parking lot with a single, 242-unit, four-story apartment complex encompassing a 351-space internal parking garage and other surface parking and landscaping improvements:

- a. Major Amendments to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations to add "Multi-Family Use Area" to the list of uses permitted within Cantera Subarea G
- b. Re-designation of an approximately 5.43-acre area of Cantera Subarea G from a Commercial Center Use Area to the Multi-Family Use Area
- c. Major Planned Unit Development Amendment for a revised Preliminary Planned Unit Development Special Use Permit

d. Site Specific Amendments to the following Multi-Family Use Area Design Standards contained in the Cantera Development Control Regulations:

- (i) Reduce 20-acre minimum size of a Multi-Family Use Area (Section V.I.1)
- (ii) Increase maximum allowed density of multi-family dwelling units per acre of net site area (Section V.I.2)
- (iii) Reduce 30-foot perimeter building setback requirement (Section VI.4.b)
- (iv) Allow parking within the Perimeter Setback Area (Section V.I.7.a)
- (v) Reduce 25-foot parking setback required between parking areas and multi-family buildings (Section V.I.7.b)1
- (vi) Allow more than (i) eight dwelling units per floor and (ii) 24 dwelling units in a multi-family building (Section V.I.9.a)
- (vii) Eliminate hip or gable roof, building height modulation, and dormers/chimney requirements for multi-family buildings (Sections V.I.9.b) and V.I.9.i)
- (viii) Reduce or eliminate trim and shutter requirements around doors and windows in multi-family buildings (Section V.I.9.e)
- (ix) Reduce 40% minimum landscape coverage requirement (Section V.I.11)

e. Site Specific Amendment to Section VI.B.1 of the Cantera Development Control Regulations to reduce parking requirements for multi-family dwelling units

f. Site Specific Amendment to the following landscaping requirements of the Cantera Development Control Regulations:

- (i) Reduce ten percent interior parking lot landscaping coverage (Section VI.C.3.a).1)
- (ii) Increase peninsula spacing requirement for the interior parking lot landscaping (Section VI.C.3.a)3)
- (iii) Reduce or eliminate 30-foot perimeter landscape area required around multi-family development parcel (Section VI.C.5.b)

g. Revised Preliminary Plat of Subdivision

h. Any other site specific or general amendments to the Cantera Development Control Regulations, General Site Plan Documents, or site specific amendments to the Warrenville Zoning Ordinance that may be required for this project.

D. APPROVAL OF MINUTES

1. [Regular Meeting of March 8, 2018](#)

E. CITIZENS' COMMENTS

F. CHAIRMAN'S REPORT

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

H. SENIOR PLANNER'S REPORT

I. MAYOR'S REPORT

J. ADJOURN