

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, May 10, 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 (Continued from 3/22/18) ([Request for Continuation](#) until 6/21/18)

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. Kleinman Property, 3S525 Route 59, 29W741 Ivan Albright Street / M/I Homes of Chicago LLC (Continued from 4/5/18) ([Request for Continuation](#) until 6/21/18)

Located east of IL Route 59, south of Ivan Albright Street, northwest of Illinois Prairie Path

Project No. 2018-0087

Request for the following approvals, which collectively would allow development of an approximately 32.8-acre property with a mixed-use project consisting of 92 townhouse units, a 259-unit apartment complex, and an approximately four-acre commercial site, together with associated stormwater management facilities, private open space, and new private and public streets:

- a. Preliminary Plat of Subdivision
- b. Rezoning existing Lot 77 and east portion of existing Lot 78 from R-2-Medium Density Single Family to R-6 Multi-Family zoning district, the west portion of existing Lot 78 from R-2-Medium Density Single Family to B-2 Community Retail zoning district, and the majority of existing Lot 79 from B-2 Community Retail to R-6 Multi-Family zoning district
- c. Special Use Permit approval of Preliminary Planned Unit Development (PUD) plans in the B-2

Community Retail and R-6 Multi-Family zoning districts per Table 3A of Warrenville Zoning Ordinance #1018 and

d. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:

- (i) Reduce the minimum 4,356-square foot lot size and 140-foot lot width required under Table 4A
- (ii) Reduce 30-foot front/corner side yard, 25-foot side yard, and 30-foot rear yard building setbacks required under Table 4A
- (iii) Reduce 30-foot perimeter setback for buildings required in Section 8.D.6
- (iv) Increase maximum lot coverage allowed in Section 8.D.6 for townhome lots
- (v) Reduce minimum number of off-street parking spaces required per Table 5D
- (vi) Reduce minimum parking space setbacks required per Table 5B
- (vii) Increase 35-foot maximum building height established in Table 4A and
- (viii) Any other PUD exception/variation necessary to allow for the implementation of the proposed Preliminary PUD plans

3. Zoning Ordinance Text Amendment / Laurel Logan ([Staff Report](#))

Project No. 2018-0102 (Continued from 4/19/18)

Request for approval of possible text amendments to Section 10. Accessory Uses and Yards and Section 13. Definitions of Warrenville Zoning Ordinance #1018, which would define miniature horses and allow keeping of miniature horses in residential zoning districts under certain conditions.

D. NEW BUSINESS

1. 28W125 Warrenville Road / ECA Architects and Planners ([Staff Report](#)) ([Backup](#))

Located at the southwest corner of Warrenville and Winfield Roads

Project No. 2018-0220

Request for approval of minor amendment to the PUD site and landscape plans to construct a 172-square foot building addition along the west side of the BP convenience store.

2. 28201 Diehl Road / Kimley-Horn ([Staff Report](#)) ([Backup](#))

Located on the south side of Diehl Road, west of Winfield Road

Project No. 2018-0221

Request for approval of minor amendment to PUD site plan to allow for parking reconfiguration for drive-up loading area located near entrances to existing Super Target building.

E. COURTESY REVIEW

1. 3S545 Virginia Avenue / Scott Petranek ([Staff Memo](#)) ([Backup](#))

Located on east side of Virginia Avenue, north of Central Avenue, south of Galusha Avenue

Potential request for zoning variation to increase maximum allowed lot coverage on residential lots over 10,000 square feet, but less than 14,000 square feet, in order to build a swimming pool.

F. OTHER BUSINESS

1. Trailhead Workgroup

Nomination of Plan Commission liaison for Trailhead Workgroup.

G. APPROVAL OF MINUTES

1. Regular [Meeting of April 19, 2018](#)

H. CITIZENS' COMMENTS

I. CHAIRMAN'S REPORT

J. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

K. SENIOR PLANNER'S REPORT

L. MAYOR'S REPORT

M. ADJOURN

