

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, July 19, 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. 3S481 Batavia Road / RWE Management Company
Located south of Main Street, north of Warrenville Road

[Project No. 2018-0327 \(Staff Report\)](#)

Request for approval of Major Amendment to the approved Planned Unit Development plans to accommodate proposed construction of eight additional parking spaces on the east side of the existing Warrenville Grove Animal Hospital parking lot, and related lighting, landscaping and stormwater management improvements.

2. 2S540, 2S480, 2S470 Route 59 / WT Group

Located at the northwest corner of Batavia Road and Route 59

[Project No. 2018-0398 \(Staff Report\)](#)

Request for the following special approvals from Warrenville Zoning Ordinance #1018, Subdivision Control Ordinance, and Sign Ordinance:

a. Rezoning of Parcel 1 from R-2 Medium-low Density Single Family Residential District to B-2 Community Retail District;

b. A Special Use Permit approval of Preliminary/Final Planned Unit Development (PUD) plans in the B-2 and B-4 Zoning District 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) Establishment and operation of an Automobile Gas Station use per Section 8.C.3;

(ii) An increase to 36-foot maximum width for commercial driveways established in Table 5G;

(iii) Reduction of five-foot front/corner side pavement setback required along Route 59 per Table 5B;

(iv) Reduction of 20-foot front yard/corner side yard parking setback required along Route 59 per Table 5B;

(v) Reduction of 20-foot front yard/corner side yard setback required along Route 59 per Section 4 for an air pole;

(vi) 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; and

(vii) 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 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.

g. Plat of Subdivision to consolidate three lots into one.

If approved, these collective requests would allow Speedway to redevelop the existing gas station and single-family home on 2.63 +/- acres with a new 4,600 +/- square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements.

D. NEW BUSINESS

1. 4350 Weaver Parkway / Globe Corporation

Located north of Diehl Road, south of I-88, east of Winfield Road

[Project No. 2018-0397 \(Staff Report\)](#)

Request for Minor Amendment to approved PUD site plan to allow construction of 14 additional parking spaces and associated landscaping alterations.

E. OTHER BUSINESS

1. WARRENVILLE PLAN COMMISSION/ZONING BOARD OF APPEALS

a. Plan Commission Email Address

F. APPROVAL OF MINUTES

1. [Regular Meeting of June 21, 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