

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, August 23, 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. 2528 Williams Road / Kevin LaForte / Staff Report / Backup  
Located on the east side of Williams Road, north of Butterfield Road, south of East Calumet Avenue  
Project No. 2018-0438  
Request for approval of a Special Use Permit per Zoning Ordinance 1018 Table 3A to operate a commercial winery and vineyard home occupation in the R-3 Medium Density residential district.

2. 22540, 22680, 23170 Route 59 / VY Group (Request to Continue to 9/6/18)  
Located at the northwest corner of Batavia Road and Route 59  
Project No. 2018-0398

Request for the following special approvals from Warrentville Zoning Ordinance #1018, Subdivision Control Ordinance, and Sign Ordinance:  
a. Rezoning of Parcel 3 (23470 Route 59) 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 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) 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 frontcorner side pavement setback required along Route 59 per Table 5B;
- (iv) Reduction of 20-foot front yardcorner side yard parking setback required along Route 59 per Table 5B;
- (v) Reduction of 20-foot front yardcorner side yard setback required along Route 59 per Section 4 for an air pole;
- (vi) Variations from Table 9C of Warrentville 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 Warrentville Sign Ordinance to increase maximum height of ground sign;

e. Variation from Section 8-14-6.B.1.g. of the Warrentville 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.j of Warrentville 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 2.83 +/- acres with a new 4,800 +/- 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. 2011CC Warrentville Road / Raeanne Patel / Staff Report / Backup

Located at the southwest corner of Warrentville and Winfield Roads  
Project No. 2018-0548  
Request for approval of (i) Landscape Relief from certain provisions of Section 11 of Zoning Ordinance #1018, and (ii) a Minor Amendment to the previously approved Planned Unit Development site and landscape plans. If approved, this would allow BP/Dunkin' Donuts to install an outdoor seating area and concrete pads for outdoor sales display.

E. OLD BUSINESS

1. 4100 Weaver Parkway / Globe Corporation

Located north of Dieth Road, south of I-88, east of Winfield Road  
Project No. 2018-0397  
Plan Commission review and authorization for Chairman and Secretary to execute Plan Commission Resolution 2018-003, which documents approval of a minor amendment to the approved Planned Unit Development site plan to allow construction of 14 additional parking spaces and associated landscaping alterations.

F. APPROVAL OF MINUTES

1. Special Meeting of July 26, 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