

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, September 20, 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 - **CONTINUED TO OCTOBER 4, 2018**

1. [SW corner Route 59/Duke Parkway / BSTP Midwest, LLC/Mike MacKinnon](#)

Located at the southwest corner of Route 59/Duke Parkway

Project No. 2018-0594 ([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. APPROVAL OF MINUTES

1. [Regular Meeting of September 6, 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