

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, October 4, 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. [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 (*continued from 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. COURTESY REVIEW

1. 3S170 Harvest Court / Fred & Carol Baker ([Staff Memo](#)) ([Backup](#))

Located north of Route 56, west of Route 59

Potential zoning variation request to construct a garage addition that would encroach 2.5-feet into the required front yard setback.

E. APPROVAL OF MINUTES

1. [Regular Meeting of September 6, 2018](#)

2. [Regular Meeting of September 20, 2018](#)

F. CITIZENS' COMMENTS

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN