CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, December 6, 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. 25540, 25480 and 25470 Route 59 / WT Group
Located at the northwest corner of Route 59/Batavia Road
Project No. 2018 6652 (REQUEST FOR CONTINUATION TO 12/20/18)
Request for the following special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance, which if approved, would allow Speedway to redevelop the existing gas station, vacant lot, and single-family home on 2.63 +/ - acres with a new 3,900 +/ - square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements:
(a) Rezoning of Parcel 3 from R -2 Medium-low Density Single Family Residential District to B -2 Community Retail District;
(b) Special use permit approval of preliminary/final planned unit development (PUD) plans for a combined automobile, truck, and commercial vehicle gas station and convenience mart in the B-2 and B -4 Zoning Districts 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) Truck and commercial fueling operations per Section 8 C.7;
(ii) The width of commercial driveways to exceed the 36foot maximum width established in Table 5C;
(iii) A reduction in the five -foot front/corner side pavement setback required along Route 59 per Table 5B;
(iv) An increase in the maximum average site illumination and the average to minimum illumination uniformity ratio specified in Table 9C;
(v) A reduction in the minimum level of illumination required on -site under Table 9C;
(vi) 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 a 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.

D. NEW BUSINESS
1. Temporary Events/Warrenville Park District (Backup Info)(Staff Report)
(a) 45241 River Road (Bower School) / Egg Hunt and Movie Night
Located on the east side of River Road, north of Ferry Road
(b) 28W415 Forestview Drive (Cerny Park) / Movie Night
Located at the southwest corner of River Road and Forestview Drive
(c) 35010 Talbot Avenue (Summerlakes Park) / Movie Night
Located on the west side of Continental Drive, north of Talbot Avenue
Project No. 2018 6752
Request for approval of a Temporary Use Permit to allow the Warrenville Park District to conduct various temporary events throughout 2019 that involve later event hours.

E. OTHER BUSINESS
1. DuPage County Zoning Board of Appeals (Backup Info)(11/8/18 Transcript)
The Moody Church, 28W220 Prunell Road, West Chicago
Zoning Petition Z18 -014
Conditional Use request for a group dwelling.
F. APPROVAL OF MINUTES
1. Regular Meeting of November 8, 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