

Project Narrative
Southwest Corner of Camby Road and Quaker Boulevard (“Site”)

The approximately 3.03 acre Site is located at the southwest corner of Camby Road and Quaker Boulevard and is zoned HB – Highway Business. As approximately depicted on the Preliminary Site Plan and Preliminary Elevations filed herewith, Petitioner proposes to develop an approximately 5,915 sf convenience store/fueling station with a restaurant on the Site, which are permitted uses within the Site’s HB zoning district. To provide for such development, Petitioner respectfully requests the following variances of development standards of the Plainfield Zoning Ordinance:

- Variance of Section 3.9B.3.a. to allow for an interior access drive to be located within the minimum front yard along Quaker Blvd.
- Variance of Section 4.1J.1.c. to allow for the gates of the refuse container enclosures to face the front lot line along Quaker Blvd.
- Variance of Section 4.10C.1. to allow for an off-street parking area to be located between the proposed building and Camby Blvd.
- Variance of Section 4.18A.9.c. to allow for a canopy over the fuel dispensing pumps with no connection to the primary building and with no hip or gable roof.
- Variance of Section 4.18A.9.e. to allow for no public entrance along Quaker Blvd.
- Variance of Section 4.18A.9.i. to allow for a fueling station to be within 500 lineal feet of residential zoned property.
- Variance of Section 4.18A.9.n. to allow for sixteen fuel dispensing pumps.