

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
REGULAR MEETING
Thursday, February 4, 2021 at 7:00 p.m.

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(b) of the Illinois Open Meetings Act, 5 ILCS 120/7(b), and a determination by the Mayor of the City of Warrenville, this meeting will be held virtually.

At least one representative of the City will be at City Hall. The virtual meeting can be viewed at City Hall for members of the public who do not wish to call in and listen to the virtual meeting from another location. Pursuant to the Governor's Disaster Proclamation and Executive Orders 2020-43, 2020-44, and 2021-03, and social distancing requirements, the total number of people who may gather at City Hall for the meeting is limited. Accordingly, the opportunity to view and participate in the meeting at City Hall will be available on a "first come, first-served" basis, and members of the public are urged to call in and participate in the virtual meeting from an alternate location if possible.

The public has the following options for virtually observing and participating during the virtual meeting, including the ability to provide testimony and comments:

Join Zoom Meeting:
<https://zoom.us/j/647399962?pwd=ZTVuY2ZyQlE0ZUxwTW93TGZudjZkdjZk>
Meeting ID: 610 6473 9966
Passcode: 646729
Dial by phone (US): 618-479-0199

Persons wishing to provide testimony or comments prior to the meeting may submit written comments via email at input@warrenville.il.us. For public comments submitted via email to be read aloud at the meeting, the comments must be:

- 1) Typed or written legibly;
- 2) No more than 350 words in length;
- 3) Free of any abusive or obscene language; and
- 4) Received at the email address set forth in this agenda prior to the commencement of the meeting.

A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING

1. [2021 Family Homes - Vintage Luxury Homes](#)

Located west of Winfield Road, on the south side of Ferry Road

Project No. 2021-0011 ([Staff Report PDF](#)) / ([Public Presentation PDF](#))
Request for the following special approvals, which together would allow for Vintage Luxury Homes' redevelopment of an approximately 4.63-acre section of existing surface parking lot with a 10-building, 67-unit, townhouse complex and related surface parking, lighting, and landscaping improvements and repurposing the existing 139,900-square foot three-story vacant office building for a co-op shared office space:

- a. Revised Preliminary/Final Plat of Subdivision of Carerra Subarea E, Lot E-1;
- b. Major Amendments to the Carerra General Site Plan Documents and Carerra Development Control Regulations to add "Multi-Family Use Area" to the list of uses permitted within Carerra Subarea E;
- c. Re-designation of an approximately 4.63-acre area of Carerra Subarea E from an Office Park Use Area to a Multi-Family Use Area;
- d. Major Planned Unit Development Amendment for a revised Preliminary Planned Unit Development Special Use Permit for Subarea E;
- e. Revised Preliminary Planned Unit Development for the 14.8-acre office lot;
- f. Preliminary Planned Unit Development and various Site Specific Amendment to the Carerra Development Control Regulations for the 4.63-acre residential lot; and
- g. Any other site specific or general amendments to the Carerra Development Control Regulations, General Site Plan Documents, or site specific amendments to the Warrenville Zoning Ordinance that may be required for this project.

D. CITIZENS' COMMENTS

E. COURTESY REVIEW

1. 25260 Riverside Pkwy / Kristin and Sean Blumenschein ([Staff Memo PDF](#)) ([Backup Information PDF](#)) ([Public Presentation PDF](#))

Located on the west side of Riverside Parkway, south of Forestview Drive North

Potential request for approval of Zoning Ordinance variations that would allow a 1,770-square foot single-family home building addition to encroach into the required front and side-yard setbacks in the R-2 Zoning District.

F. OTHER BUSINESS

1. Plan Commission/Zoning Board of Appeals
 - a. Nomination and election of Plan Commission Vice-Chairman
 - b. Nomination and election of Zoning Board of Appeals Chairman
 - c. Nomination and election of Zoning Board of Appeals Vice-Chairman
 - d. Nomination and election of Plan Commission Secretary

2. Warrenville Trailhead Project Update

3. Plan Commission/Zoning Board of Appeals [Top and Recommendations \(PDF\)](#) for Efficient and Professional Meetings

G. APPROVAL OF MINUTES

1. [Supplemental Meeting Minutes 2/20/21](#)

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN