

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
REGULAR MEETING
Thursday, March 18, 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 GoToMeeting:
<https://global.gotomeeting.com/join/910385981>
You can also dial in using your phone:
(872) 240-3412
Access Code: 810-385-481

Persons wishing to provide testimony or comments prior to the meeting are strongly encouraged to submit written comments via email at input@warrenville.il.us by 5:00 p.m. the day of the meeting. 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 500 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.

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING (continued from 2/4/21) (Staff Report PDF)

1. 2021 Family Based Subdivision/Single Family Homes

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

Project No. 2021-0011

Request for the following special approvals, which together would allow for Village 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. 25161 Route 59 (David Martelli) (Staff Report PDF) (Public Info PDF)

Located on the east side of Route 59, north of Ridge Drive, south of Buck Road

Potential request for variance from Zoning Ordinance #1018 to allow for reduced interior side yard setback, in order to construct addition to existing detached garage.

F. APPROVAL OF MINUTES

1. Supplemental Minutes of February 4, 2021

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN