

CITY OF WARRENVILLE
PLAN COMMISSION/ ZONING BOARD OF APPEALS
REGULAR MEETING
Thursday, April 22, 2021, at 7:00 p.m.

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 1207(e), 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://join.gotomeeting.com/join/652020973>
You can also dial in using your phone:
(312) 317-1122
Access Code: 652-020-973

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

1. 35140 Talbot Avenue / Graefen Development, Inc.

Located on the northeast corner of Calumet and Talbot Avenues

Project No. 2021-0345 **THIS PUBLIC HEARING IS BEING RESCHEDULED AND WILL BE RE-NOTICED**

Request for the following PUD approval, which would allow Elite Medical Transportation, LLC to develop the approximately 2.53-acre vacant site with a 23,500-square foot office/warehouse building and associated parking, landscaping and stormwater management improvements, and operate an ambulance transportation service office, vehicular storage, and maintenance business:

- a. Allow for the operation of a Motor Vehicle Terminal per Table 3A and Section 6.2.3;
- b. Reduce the minimum interior side yard building setback required per Table 4C;
- c. Eliminate parking lot planting islands at the ends of parking rows and increase the maximum spacing between parking lot planting islands required in Section 11.G;
- d. Exceed maximum driveway width permitted per Table 5G; and
- e. Any other PUD exceptions/variations necessary for the implementation of the proposed PUD plans.

2. ~~24200 Riverside Parkway / Seen & Kristin Blumenschein (Staff Report PDF)~~

Located west of west of Williams Road, south of Foxgloves Drive North, on the west side of Riverside Parkway

Project No. 2021-0170

Request for approval of a variation from Table 4A and footnote q(3) to Table 4A of Zoning Ordinance #1018 to reduce the required 53.1-foot front yard building setback and construct a two-story addition to the single family house approximately 30.3 feet from the front property line.

D. CITIZENS' COMMENTS

E. NEW BUSINESS

1. ~~26001 Ferry Road / John C. Schiess (Staff Report of 4-22-21 PDF)~~

Located along the north side of Ferry Road, west of Winfield Road, east of the West Branch of the DuPage River

Project 2021-0097

Request for approval of Final Plat of Subdivision and Final PUD plans for the townhome component of the Riverview West project.

F. APPROVAL OF MINUTES

1. ~~Regular Meeting of April 8, 2021~~

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYORS REPORT

K. ADJOURN