

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
REGULAR MEETING  
Thursday, May 20, 2021, at 7:00 p.m.

In accordance with Governor Pritzker's Disaster Proclamation, Section 71(e) of the Illinois Open Meetings Act, 5 ILCS 1207(a), and a determination by the Mayor of the City of Warrentville, 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/5182399877  
You can also dial in using your phone.  
(888) 224-6412  
Access Code: 518-239-877

Persons wishing to provide testimony or comments prior to the meeting are strongly encouraged to submit written comments via email at [rcpu@warrentville.il.us](mailto:rcpu@warrentville.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.
- A G E N D A

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING

1. 22161 Route 59 / David and Julie Martiniello  
Located south of Mack Road, on the east side of Route 59

Project No. 2021-1002

Request for approval of a variation from Zoning Ordinance #1018 Table 10A to reduce the required interior side yard building setback for accessory structures above 1,000 square feet in ground floor area, which would allow construction of an addition to the existing detached garage.

2. 35140 Talbot Avenue / Gaafer Development, Inc.  
Located on the northeast corner of Calumet and Talbot Avenues

Project No. 2021-0345 (continued from May 6, 2021)

Request for approval of preliminary Planned Unit Development (PUD) and PUD variations and exceptions to allow Elita Medical Transportation, LLC development of the approximately 2.53-acre vacant site with an office/warehouse building and associated parking, landscaping and stormwater management improvements, and operation of an ambulance transportation service office, vehicular storage, and maintenance business.

D. CITIZENS' COMMENTS

E. OTHER BUSINESS

1. Old Town Redevelopment Site #2 Advisory Group

Consideration of designating two Commissioners to represent the Plan Commission/ZBA on the Old Town Redevelopment Site #2 Advisory Group being convened for assistance in preparation of a detailed preliminary site redevelopment plan for the former Cligo property.

F. APPROVAL OF MINUTES

1. Regular Meeting of May 6, 2021

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. SENIOR PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN