

**CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
REGULAR MEETING  
Thursday, June 10, 2021 at 7:00 p.m.**

Public hearings and meetings are currently being held virtually due to Section 7(a) of the Open Meetings Act. Please be advised that if, prior to the scheduled public hearing date, Governor Pritzker rescinds, or does not extend, his current disaster declaration, the City will be required to conduct the public hearing in the traditional in-person format only, at City Hall 289701 Stafford Place, Warrentville, IL 60555. This will be the only notice of the hearing, and where and how the hearing will be conducted. Information regarding the location of the public hearing and instructions for participating in the public hearing will be posted on the City's website ([www.warrentville.il.us](http://www.warrentville.il.us)) and will include updates as needed. Please contact the Community Development Department at (830) 393-0050 for confirmation of meeting location.

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(a) 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/561613813>  
You can also dial in using your phone:  
(608) 650-3123  
Access Code: 561-613-813

Persons wishing to provide testimony or comments prior to the meeting are strongly encouraged to submit written comments via email at [input@warrentville.il.us](mailto:input@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. 3514 Taylor Avenue / Gaafer Development, Inc.  
Located on the northeast corner of Calmet and Taylor Avenues  
Project No. 2021-0345 (continued from May 20, 2021)  
Request for approval of preliminary Planned Unit Development (PUD) and PUD variations and exceptions to allow Elms 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. OLD BUSINESS

1. 30261 Ferry Road / Sundance -Vintage Luxury Homes  
Located west of Winfield Road, on the south side of Ferry Road  
Project No. 2021-0811  
Consideration of City Council request for Plan Commission to re-evaluate requested parking relief and shared parking arrangement.

F. COURTESY REVIEW

1. 306225 Ferry Road / Chicago Motor Cars (~~Redacted~~)  
Located east of Duke Parkway, west of Route 55, on south side of Ferry Road  
Potential request for revised Preliminary and Final PUD Special Use approval with a reduced front yard parking setback for indoor motor vehicle sales and limited outdoor display of motor vehicles.

G. OTHER BUSINESS

1. 3524 Garden Terrace, Naperville / DuPage County ZBA (~~Redacted~~)  
Located east of Edis Road, west of Route 59, south of Duane Road  
Zoning Pattern ZS1-030 / Milan Terrace  
Request for Conditional Use to allow existing shed to remain less than three feet from the rear property line (approximately 1.9 feet), where it has existed for at least five years.

H. APPROVAL OF MINUTES

1. ~~Rescind Minutes of May 20, 2021~~

I. CHAIRMAN'S REPORT

J. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

K. SENIOR PLANNER'S REPORT

L. MAYOR'S REPORT

M. ADJOURN