

**CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, January 7, 2021, at 7:00 p.m.**

In accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by the Plan Commission Chairman, 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 view the virtual meeting from another location. Pursuant to Governor's Executive Orders 2020-43, 2020-44, and 2020-70 that imposed Tier 2 Resurgence Mitigation Restrictions on DuPage County, the total number of people who may gather at City Hall for the meeting is limited to 10 people. 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 view 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://us02web.zoom.us/j/85817272254?pwd=M0J6VFI3WGJ3K2NlVVB4MkY2Y1lZz09>  
Meeting ID: 858 1727 2254  
Passcode: 975539  
Dial by phone (312) 626-6799

Persons wishing to provide testimony or comments prior to the meeting may submit written comments via email at [input@warrenville.il.us](mailto: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 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 (continued from 12/10/20)**

1. 28W265 Warrenville Road, Warrenville, IL 60555 / Kanetha Tenner/Tenner's Auto's 4Less ([Staff Report PDF](#)) ([Backup PDF](#))

Located south of Warrenville Road, west of River Road

Project No. 2020-0753

Request for the following special approvals from Warrenville Zoning Ordinance #1018:

- a. A special use permit for an open sales lot in the B-4 Motorist Service zoning district, per Table 3A;
- b. A variation from Table 5E to reduce the minimum number of required off-street parking spaces;
- c. A variation from Table 5B to reduce and/or eliminate the 40-foot minimum front and corner side-yard parking setbacks required along Warrenville Road and River Road fronts of the lot, and
- d. Any other variations which may be necessary to operate business under the proposed special use permit.

If approved, this request would allow outdoor display and sales of used passenger cars on the property commonly known as 28W265 Warrenville Road.

**D. CITIZENS' COMMENTS**

**E. NEW BUSINESS**

1. 3S701 Mignin Drive (04-34-408-006) / Frank Mnuk ([Staff Report PDF](#)) ([Backup PDF](#))

Located south of Wagner Drive, east of Mignin Drive, and west of Burke Avenue

Project No. 2020-0773

Request for approval of a Final Plat of Subdivision, which would subdivide one 2.3-acre lot into two buildable lots in the R-2 Medium-Low Density Zoning District.

**F. OTHER BUSINESS**

1. Plan Commission/Zoning Board of Appeals

- a. Annual election of Plan Commission Vice-Chairman.
- b. Annual election of Zoning Board of Appeals Vice-Chairman.
- c. Annual Reports

(i) Warrenville Plan Commission

Review and approval of [2020 Annual Report](#), which sets forth transactions and recommendations of Plan Commission prior to submission to Mayor and City Council.

(ii) Warrenville Zoning Board of Appeals

Review and approval of [2020 Annual Report](#), which sets forth transactions and recommendations of Zoning Board of Appeals prior to submission to Mayor and City Council.

d. FY 2021 Work Plan

Review and approval of draft 2021 PC/ZBA Work Plan

**G. APPROVAL OF MINUTES**

1. Regular [Meeting of December 10, 2020](#)

**H. CHAIRMAN'S REPORT**

**I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT**

**J. SENIOR PLANNER'S REPORT**

**K. MAYOR'S REPORT**

**L. ADJOURN**