

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, May 23, 2019, at 7:00 p.m. at City Hall
28W701 Stafford Place

A G E N D A

A. CALL TO ORDER

B. PLAN COMMISSION/ZONING BOARD OF APPEALS APPOINTMENTS

1. Byron Miller
Swearing in of Byron Miller as an At Large member of the Plan Commission for a term set to expire May 20, 2024.
2. Robert Pepple
Swearing in of Robert Pepple as a Ward 3 member of the Plan Commission and Zoning Board of Appeals for a term set to expire December 7, 2020.
3. Andrew White
Swearing in of Andrew White as a Ward 2 member of the Plan Commission and Zoning Board of Appeals for a term set to expire November 16, 2020.
4. Jonathan Lockett
Swearing in of Jonathan Lockett as a Ward 1 member of the Plan Commission and Zoning Board of Appeals with a term set to expire April 10, 2024.
5. Shannon Burns
Swearing in of Shannon Burns as a Ward 4 member of the Plan Commission and Zoning Board of Appeals with a term set to expire May 20, 2024.

C. ROLL CALL

D. PUBLIC HEARINGS

1. 30W210-30W240 Calumet Avenue W / Swallow Construction Corporation
Located on the north side of Calumet Avenue W, east of Talbot Avenue
Project No. 2019-0059 ([View/Print of Request](#))
Request for the following approvals, which would allow Swallow Construction Corporation to construct an 8,400-square foot office and storage/maintenance facility on a 4.95-acre property, together with associated parking, outdoor storage, fueling station, lighting, landscaping, and stormwater management improvements:
(a) Plat of Consolidation;
(b) Special Use permits in the M-1 Light Manufacturing Zoning District per Table 3A of Zoning Ordinance #1018 for fuel storage and outdoor storage of vehicles, equipment and materials; and
(c) Variation from Section 5.A.14 of Zoning Ordinance #1018 to allow for alternative surfacing materials for an outdoor storage area.
2. City of Warrenville Zoning Ordinance Text Amendment ([Staff Report](#))
Consideration of the following possible amendments to the text of Warrenville Zoning Ordinance #1018, which would define and allow solar energy systems as an accessory use in all zoning districts under certain conditions:
(a) Section 1. GENERAL PROVISIONS;
(b) Section 10. ACCESSORY USES AND YARDS;
(c) Section 13. DEFINITIONS; and
(d) Any other sections of Zoning Ordinance #1018, as necessary, to accommodate the above-listed amendments.

E. CITIZENS' COMMENTS

F. NEW BUSINESS

1. 33621 Curtis Avenue / Thomas Marks ([Staff Report](#)) ([Backup](#))
Located south of Malvin Albright Street, north of Wagner Drive
Project No. 2019-0232
Request for approval of a Final Plat of Subdivision, which would subdivide one 1.8-acre lot into two buildable lots in the R-2 Medium-Low Density Zoning District.

G. COURTESY REVIEW

1. 4300 Weaver Parkway / DynaCom Management, Inc. ([Staff Memo](#)) ([Backup](#))
Located north of Diehl Road
Potential request for approval of a Special Use Permit that would allow operation of a dance studio in a portion of the existing 50,000-square foot office building designated for a Light Industrial Park land use.

H. OTHER BUSINESS

1. DuPage County Zoning Board of Appeals
27W426 Hoy Road / Michael Otkmann
[Zoning Petition 219-017](#)
Request for a Conditional Use to allow an existing shed to remain approximately 0.7 feet from the east interior side property line, where it has existed for at least five years.
2. DuPage County Zoning Board of Appeals
28W468 Roosevelt Road, Winfield, Illinois 60190 / Tomasz Gorzkowicz
[Zoning Petition 219-005](#)
Request for a Conditional Use to allow a recreational vehicle to be parked in front of the front wall of a house.

I. APPROVAL OF MINUTES

1. Regular [Meeting of May 9, 2019](#)
2. Special Meeting of May 13, 2019

J. CHAIRMAN'S REPORT

K. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

L. SENIOR PLANNER'S REPORT

M. MAYOR'S REPORT

N. ADJOURN