

CITY OF WARRENVILLE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, July 9, 2020, 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) (Public Act 101-0640), 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 will be able to be viewed at City Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Orders 2020-43 and 2020-44 issued by the Governor, the number of people who may gather at City Hall for the meeting is limited due to the mandated social distancing guidelines. 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:

1) Video: <https://us02web.zoom.us/j/81583115338?pwd=slF2MUNHbk5ON3dFbnNMc0pVUjUOT09>

2) Telephone: 1 312 426-6799

Meeting ID 815 8311 5338, Password: 612066

Persons wishing to provide testimony or comments prior to the meeting may submit written comments via email at <mailto:info@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 e-mail 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. 224700 Waverly Avenue / Dominick Lanzi  
Located at the northwest corner of Waverly Avenue and Route 59  
Request for approval of variation from Section 10.A.3.C of Warrenville Zoning Ordinance 1018, to allow construction of a swimming pool in the actual front yard, east of the single family residence.

D. NEW BUSINESS

1. 28301 Ferry Road / John C. Schiass  
Located along north side of Ferry Road and immediately east of West Branch of the DuPage River  
Request for minor amendments to the Planned Unit Development (PUD) approvals for modified site entrance configuration and relocated permeable pavement for the Riverview West development.

E. COURTESY REVIEW

1. 35280 Route 59 / Two Brothers Brewing Company/ Mesh Goltz  
Located at the northwest corner of Route 59 and Butterfield Road  
Potential request for approval of proposed phased development of an approximately 20-acre property with a Two Brothers brewery facility and a mix of commercial uses, including a gas station with convenience store, quick service restaurant, free-standing car wash, and multi-tenant retail building that would include Two Brothers Coffee House with a drive thru.

F. CITIZENS' COMMENTS

G. APPROVAL OF MINUTES

1. Regular Meeting of May 21, 2020

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN