CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, November 5, 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, 2020 -44, and 2020-61 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:

Join Zoom Meeting:
https://us02web.zoom.us/j/84382504352?pwd=R2FINWRFRVU5aGkvUEoydmxXbkZhUT09
Meeting ID: 843 8250 4352
Passcode: 930505
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. 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. PLAN COMMISSION PUBLIC HEARING Legal Notice (PDF)
1. 29W002 & 29W030 Main Street, Warrenville, IL 60555 / Eagle Commercial, LLC Staff Report (PDF) Backup Info PDF) PowerPoint Presentation (PDF)
Located east of Mignin Drive, west of Rockwell Street, north of Main Street
Project No. 2020 -0723
Request for approval of a Special Use permit for outdoor storage in the M -1 Light Manufacturing zoning district per Table 3A of the Zoning Ordinance #1018. The petition, if approved, would allow Eagle Commercial, LLC to operate an outdoor storage at 29W030 Main Street to store materials and/or equipment related to the fencing and scaffolding businesses operated at 29W002 and 29W030 Main Street.

D. CITIZENS' COMMENTS

E. NEW BUSINESS
1. Country Ridge Common Area / Country Ridge Apartments
Located east of IL Route 59 and north of Batavia Road
Project No. 2020 -0664 Staff Report (PDF)
Request for approval of Minor PUD amendment to remove pedestrian bridge and asphalt foot paths leading to the bridge in the Country Ridge Subdivision common area.

2. DuPage County Zoning Board of Appeals Backup (PDF)
05424 Circle Drive, West Chicago, IL 60185
Request for approval of variation to increase the height of a fence from six and one -half feet to approximately eight feet.

3. DuPage County Zoning Board of Appeals Backup (PDF)
30W575 Ferry Road, Naperville, IL 60563
Request for the following approvals:
1. Variation to reduce a 60 -foot building setback to 40 feet;
2. Conditional Use for outside truck parking with exterior lighting and a maintenance building operating on a septic system; and
3. Rezoning from R -2 Single Family to I 1 Light Industrial.

4. DuPage County Zoning Board of Appeals Backup (PDF)
2S725 Cree Lane, Wheaton, IL 60189
Request for approval of Conditional Use for all existing shed accessory buildings to remain in place within the 30-foot corner side property line, approximately three feet from property line.

F. OLD BUSINESS
1. 30W160 Calumet Avenue West / Four Winds Waldorf School
Located on the north side of Calumet Avenue, west of Barkley Avenue
Project No. 2020 -0506
Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2020 -005 (PDF), to memorialize prior approval of a Minor PUD Amendment for construction of four 30-foot by 20 -foot shelter structures north of the school building to be utilized for outdoor educational activities.

G. APPROVAL OF MINUTES
1. Regular Meeting of September 24, 2020 (PDF)

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. SENIOR PLANNER'S REPORT

K. MAYOR'S REPORT

L. ADJOURN