CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, November 19, 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), 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 Gubernatorial 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/82669160612?pwd=NGZwR2xsZnliQUp6TXBUQ0NtaGxaQT09

Meeting ID: 826 6916 0612
Passcode: 156689 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 (continued from 11/9/20)
1. 29W002 & 29W030 Main Street, Warrenville, IL 60555 / Eagle Commercial, LLC
Located east of Migrin 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. If approved, the petition would allow Eagle Commercial, LLC to operate outdoor storage at 29W030 Main Street of materials and/or equipment related to fencing and scaffolding businesses located at 29W002 and 29W030 Main Street.

D. CITIZENS' COMMENTS

E. NEW BUSINESS
1. 35701 Migrin Drive (04 -34 -408 -006) / Frank Mnuk
Located south of Wagner Drive, east of Migrin 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. OLD BUSINESS
1. Country Ridge Common Area / Country Ridge Apartments
Located east of IL Route 59, north of Batavia Road
Project No. 2020 -0664
Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2020 -003, to memorialize prior approval of a Minor PUD Amendment for pedestrian bridge and related asphalt foot paths removal in the Country Ridge Subdivision common area.
G. OTHER BUSINESS
1. 28W574 Garys Mill Road, Winfield, IL 60190 / DuPage County ZBA
Located north of IL Route 38, east of IL Route 59
Zoning Petition 220 -087 William A. Brauer Trust
Request for Conditional Use to permit detached accessory buildings with an area exceeding the maximum accessory area permitted in the R-1 District, from 1,170 square feet to approximately 2,363 square feet.

H. PLAN COMMISSION/ZONING BOARD OF APPEALS
1. Robert Pepple Reappointment
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 November 16, 2025.

2. Elizabeth Chapman Reappointment
Swearing in of Robert Pepple as a Ward 1 member of the Plan Commission and Zoning Board of Appeals for a term set to expire November 16, 2025.

3. 2021 Meeting Calendar
Review of 2021 Plan Commission/Zoning Board of Appeals meeting calendar.

I. APPROVAL OF MINUTES
1. Regular Meeting of November 5, 2020

J. CHAIRMAN'S REPORT

K. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

L. SENIOR PLANNER 'S REPORT

M. MAYOR'S REPORT

N. ADJOURN