

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, January 6, 2022, at 7:00 p.m. at City Hall
28W701 Stafford Place

A G E N D A

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by Chairman Tim Cosgrove, **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 call in and listen to the virtual meeting from another location. Please be advised that if, prior to the scheduled meeting date, Governor Pritzker rescinds, or does not extend, his current disaster declaration, the City will be required to conduct the public meeting in the traditional in-person format only, at City Hall, 28W701 Stafford Place, Warrenville, IL 60555.

This will be the only notice of the meeting, and where and how the meeting will be conducted. Information regarding the location of the public meeting and instructions for participating in the public meeting will be posted on the City's website (www.warrenville.il.us), and will include updates as needed. Please contact the City at (630) 836-3050 for confirmation of meeting location. Although public attendance is not limited at this time, persons wishing to provide public comment are strongly encouraged to submit written comments via email at info@warrenville.il.us by 5:00 p.m. the day of the meeting.*

Meeting Access Information:

Call (408) 650-3123

Access Code 946-606-485

Or join from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/946606485>

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC HEARING *(continued from 10/21/21, 11/4/21, 11/18/21)*

1. 28W571 Batavia Road, Warrenville, IL 60555 / Ed Lowrie ([Staff Report](#))

Located east of Warren Avenue, south of the Illinois Prairie Path, west of Batavia Road, north of Manning Avenue

Project No. VAR2021-1003

Request for approval of variations from the Warrenville Sign Ordinance to provide relief from wall sign projection restrictions and setback requirements for existing nonconforming drive-thru sign. If approved, the existing corner wall sign would be retained, and an existing drive-thru sign along Stafford Place would be modified into a ground sign.

D. CITIZENS' COMMENTS

E. OTHER BUSINESS

1. 3S200 Home Avenue, Warrenville / DuPage County ZBA

Located north of Route 56, east of Route 59

Zoning Petition Z21-101 / Nelson

Request for Conditional Uses to (i) increase the total permitted area of detached accessory buildings from 850 square feet to approximately 1,048 square feet, and (ii) allow an over five-year-old existing shed to remain approximately eight feet from the interior side property line.

2. Plan Commission/Zoning Board of Appeals

a. Tim Cosgrove Reappointment (Ward 2)

b. Mark Taylor Reappointment (Ward 4)

c. Annual Election of Plan Commission Vice-Chairman

d. Annual Election of Zoning Board of Appeals Vice-Chairman

e. Annual Reports

(i) Warrenville Plan Commission

Review and approval of 2021 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 2021 Annual Report, which sets forth transactions and recommendations of Zoning Board of Appeals prior to submission to Mayor and City Council.

d. FY 2022 Work Plan

<https://www.warrenville.il.us/DocumentCenter/View/18470/PCZBA-Work-Plan-FY2023-Final>

Review and approval of draft 2022 PC/ZBA Work Plan

Presentation on Potential Zoning Overlay District with Form-Based Elements

F. APPROVAL OF MINUTES

1. Regular Meeting of November 18, 2021

G. CHAIRMAN'S REPORT

H. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

I. PLANNER'S REPORT

J. MAYOR'S REPORT

K. ADJOURN

* For public comment 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;
- (4) Received at the email address set forth in this agenda prior to the commencement of the meeting; and
- (5) Include a statement specifically requesting the comments be read aloud.