

**CITY OF WARRENVILLE**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**Regular Meeting of Thursday, March 10, 2022, at 7:00 p.m. at City Hall**  
**28W701 Stafford Place**

**A G E N D A**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. INTRODUCTION OF NEW ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR CONSUELO ARGUILLES**

**D. COURTESY REVIEW**

**1. 28W571 Batavia Road**

**Located on the south side of Stafford Place, west of Warren Avenue, and north of Manning Avenue**

Review and discuss potential request for Special Use Permit and Variation approvals to open a Drive-thru Café Use.

**2. Lexington Trace Subdivision**

**Located south and west of the intersection of Routes 59 and 56.**

Review and discuss the proposed addition of Units 2 and 3 to the existing Lexington Trace townhome subdivision. Proposed Units 2 and 3 would add 48 rear-loaded garage townhome units to the existing 106 unit subdivision.

**E. NEW BUSINESS**

**1. 28W571 Batavia Minor Amendment to Sign Variance O2021-41**

Request for approval of minor amendment to Variance O2021-41 to allow the addition of lighting atop the recently installed Bike Shop Sign.

**F. OLD BUSINESS**

**1. City of Warrenville Zoning Ordinance #1018 Lot Coverage Regulation Text Amendment**

Review and discuss staff's synopsis of comments provided by the Plan Commission pertaining to lot coverage text amendments at the January 20, 2022, Plan Commission Meeting.

**G. OTHER BUSINESS**

**1. 27W315 Butterfield Road, Warrenville / DuPage County ZBA**

Request for a Conditional Use to a Recreational Use (stable and riding facility not to exceed 20 horses), as the principal use of the property.

**H. CITIZENS' COMMENTS\***

**I. APPROVAL OF MINUTES**

**1. Regular Meeting of February 10, 2022**

**J. CHAIRMAN'S REPORT**

**K. MAYOR'S REPORT**

**L. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT**

**M. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

**N. PLANNER'S REPORT**

**O. 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.

Copies: PC/ZBA, Mayor, City Council, City Clerk, City Administrator, Community & Economic Development Director, Assistant Community Development Director, Sr. Civil Engineer, Planner, Executive Assistant/Deputy City Clerk, Park District, Public Library, Police Department, Fire District, Jeremy Behnken & Bob Marcuccelli from Recycled Cycling Bike Shop, Nate Wynsma of Lexington Homes