

**CITY OF WARRENVILLE**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**Regular Meeting of Thursday, July 21, 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. NEW BUSINESS**

1. 28W575 Stafford Place - Evolet Eve Wine Shop / located on dead end segment of Stafford Place, northeast of Curtis Avenue

**Monica Lefever/Evolet Eve Wine Shop**

Request for a temporary use permit for a two-year business anniversary event on Stafford Place public right-of-way.

**D. PUBLIC HEARING**

1. Lexington Trace, Unit 2 - 3S460 Route 59 / located west of IL Route 59, south of Butterfield Road, and north of Brayman Court

**Nathan Wynsma/Lexington Homes LLC**

Request for the special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Subdivision Control Ordinance, which, if approved, would allow an approximately 1.85-acre vacant lot to be developed with a residential subdivision consisting of two, six-unit, attached single-family/townhouse buildings and associated driveway, sidewalk, landscaping and stormwater management, and private open space improvements.

1. Lexington Trace, Unit 3 -30W175 Butterfield Road / located at southwest corner of Barkley Avenue and Butterfield Road

**Nathan Wynsma/Lexington Homes LLC**

Request for special approvals from Warrenville Zoning Ordinance #1018, the Warrenville Subdivision Control Ordinance, and the local amendments to the DuPage County Stormwater and Floodplain Ordinance, which, if approved, would allow an approximately 3.43-acre property to be redeveloped with a

residential subdivision consisting of six, six-unit, attached single-family/townhouse buildings and associated driveway, sidewalk, landscaping and stormwater management, and private open space improvements.

1. **4M Enterprises - 4S040 Route 59 / Located on the west side of IL Route 59, north of Ferry Road, south of Duke Parkway**  
**Thomas Mouroukas / 4M Enterprises LLC**

Request for special approvals from Warrenville Zoning Ordinance #1018 and the Warrenville Sign Ordinance which, if approved, would allow an approximately 2.2-acre property with a presently vacant commercial building to be redeveloped into a seven-tenant commercial building with a drive-through operation, a permanent outdoor seating area, and a new monument sign.

**E. PUBLIC COMMENTS\***

**F. APPROVAL OF MINUTES**

1. **Regular Meeting of July 7, 2022**

**G. CHAIRMAN'S REPORT**

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

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

**J. PLANNER'S REPORT**

**K. MAYOR'S REPORT**

**L. 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, Monica Lefever, Nathan Wynsma, Tomas Mouroukas