

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, March 24, 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. PUBLIC HEARING

1. City of Warrenville Zoning Ordinance 1018 Text Amendments ([Legal Notice](#))

a. Maximum Lot Coverage Text Amendment

Review and discuss staff-proposed text amendments to the City of Warrenville's maximum lot coverage requirements.

b. Other Text Amendments

Review and discuss various staff-proposed text amendments, including:

- (i) Banning use of barbed wire on residential lots;
- (ii) Clarifying parking surfacing requirements; and
- (iii) Reclassifying modifications to approved PUD landscape plans

from major amendments to minor amendments.

D. OLD BUSINESS

1. 28W571 Batavia Road / Recycled Cycling Bike Shop

**Located on the north side of Manning Avenue, west of Batavia Road
Project No. VAR-2021-1003**

Plan Commission review and authorization for Chairman and Secretary to execute PC [Resolution 2022-001](#), to memorialize prior approval of a minor amendment to a Sign Variance to allow construction of a lighting fixture above a projecting wall sign.

E. OTHER BUSINESS

**1. Informational Update on Old Town Redevelopment Site #2 (OTRS #2)
Preferred Preliminary Site Plan**

**Located at the northeast intersection of Batavia Road and Warrenville
Road**

Discuss the recommendation to the City Council to accept the OTRS #2 Preliminary Site Plan provided at the March 14, 2022, Community Development Committee Meeting.

F. CITIZENS' COMMENTS*

G. APPROVAL OF MINUTES

1. Regular Meeting of March 10, 2022

H. CHAIRMAN'S REPORT

I. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

J. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

K. PLANNER'S REPORT

L. MAYOR'S REPORT

M. 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.