

**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.