

PLAN COMMISSION / ZONING BOARD OF APPEALS  
Regular Meeting of Thursday, June 23, 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. Lexington Trace Unit 2 - 3S460 Route 59 / Located west of IL 59, south of Butterfield Road, and north of Brayman Court Nathan Wynsma/Lexington Homes LLC

Request for the following 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:

- a. Final Plat of Subdivision
- b. **Special Use Permit approval of Final Planned Unit Development (PUD) plans in the R 2 Medium Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018.**
- c. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018:
  - i. Reduce the minimum 18,000 square foot lot size and 90-foot lot width required under Table 4A;
  - ii. Reduce the twelve and one half foot (12.5') side yard building setback required under Table 4A;
  - iii. Reduce the 700 square foot minimum ground floor area per dwelling in a multi-story building required under Table 4A, and
  - iv. Any other PUD exceptions/variations necessary to allow for the implementation of the proposed Final PUD plans

2. Lexington Trace Unit 3 -30W175 Butterfield Road / southwest corner of Barkley Avenue and Butterfield Road  
Nathan Wynsma/Lexington Homes LLC

Request for the following 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:

- a. Final Plat of Subdivision;
- b. Rezoning of the property from M-1 light Manufacturing to R-2 Medium-Low Density **Single Family Residential**;
- c. Special Use Permit approval of Final Planned Unit Development (PUD) plans in the R 2 Medium Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018.
- d. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018:
  - i. Reduce the minimum 18,000 square foot lot size and 90-foot lot width required under Table 4A;
  - ii. Reduce the minimum forty foot (40') front yard and corner side yard setbacks required under Table 4A;
  - iii. **Reduce the 700 square foot minimum ground floor area per dwelling in a multi-story building** required under Table 4A;
  - iv. Increase in maximum lot coverage from 18% to 21%; and
  - v. Any other PUD exceptions/variations necessary to allow for the implementation of the proposed Final PUD plans.
- e. Planned Unit Development Variations to the local amendments of the DuPage County Stormwater Management Ordinance to increase the amount of bounce allowed and the side slope grading of the proposed retention pond

3. Beach Dogs - 3S230 Warren Avenue / located south of Manning Avenue, on the west side of Warren Avenue, Rick Dandan/Lakeside Consultants.

Request for approval of a variation from Table 5E of the Zoning Ordinance #1018 to reduce the required number of off-street parking spaces from five to zero spaces. If approved, this variation would allow for an approximately 492-square foot walk-up and carry-out restaurant **use to be operated on the property.**

D. CITIZENS' COMMENTS\*

E. APPROVAL OF MINUTES

1. Regular Meeting of May 19, 2022

F. CHAIRMAN'S REPORT

G. COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR'S REPORT

H. ASSISTANT COMMUNITY 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.