

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, September 22, 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. OLD BUSINESS

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/DocumentCenter/View/19729 Project No. SUP-2022-1001

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. This public hearing was continued from July 21, 2022 and September 8, 2022.

**1. City of Warrenville, Public Works Department – 30W121 Estes Street / located west of Barkley Avenue, south of Estes Street, north of Duke Parkway
Phil Kuchler, Director of Public Works
Project No. PUD-2022-1014**

(The City, as applicant, has requested that this public hearing be continued to the Thursday, November 10, 2022 Regular Meeting of the Plan Commission/Zoning Board of Appeals)

Request for Special Use Permit approval of the Final Planned Unit Development (PUD) plans and PUD exceptions and variations to provisions of Warrenville Zoning Ordinance #1018 that would allow a new municipal water production well, 500,000 gallon elevated water tower, iron filtration equipment

building, and related structures/equipment to be constructed in the R-2 Medium-Low Density Single Family Residential Zoning District at the southwest corner of Estes Street and Barkley Avenue.

D. OTHER BUSINESS

1. **Plan Commission Nomination and Election of Vice Chair**
2. **Zoning Board of Appeals Nomination and Election of Vice Chair**
3. **Plan Commission Nomination and Election of Secretary**

E. PUBLIC COMMENTS*

F. APPROVAL OF MINUTES

1. Regular Meeting of August 4, 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, Thomas Mouroukas

ADA ACCOMMODATIONS NOTICE: Requests for accommodations should be submitted to the City Administrator at (630) 393-9427 or cwhite@warrenville.il.us at least 48 hours in advance of the meeting.

KINDLY TURN OFF ALL ELECTRONIC DEVICES, AS THEY INTERFERE WITH SOUND TRANSMISSION IN COUNCIL CHAMBERS.