

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.