

**CITY OF WARRENVILLE**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**Regular Meeting of Thursday, November 10, 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. **28W321 - 28W289 Warrenville Road / John Bollweg**  
**Located on the south side of Warrenville Road, east of Behrs Circle Drive, west of River Road**  
**Project No. VAR-2022-1016**

Requests for rezoning the lot known as 28W321 Behrs Circle Drive East from R-3 Medium-Density Single-Family Residential District to B-4 Motorist Service District, Final Plat of Resubdivision to create three new lots of record, a Special Use Permit to allow off-street parking as a principal use, variations to reduce the number of required parking spaces, reduce parking lot setbacks, eliminate parking lot wheel guard and parking lot lighting requirements, and relief from various landscape requirements. This public hearing is continued from October 20, 2022.
  
2. **4M Enterprises - 4S040 Route 59 / Thomas Mouroukas / 4M Enterprises LLC**  
**Located on the west side of IL Route 59, north of Ferry Road, south of Duke Parkway**  
**Project No. SUP-2022-1001**

Requests that 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 and a permanent outdoor seating area along with variations from the provisions of the Sign Ordinance and relief from various landscaping requirements. This public hearing is

continued from October 20, 2022.

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

Requests for Special Use Permit approval for a Final Planned Unit Development (PUD) that would allow a special public use in the form of a new municipal water production well, iron filtration equipment building, and related structures/equipment to be constructed in the R-2 Medium-Low Density Single Family Residential Zoning District and a Final Plat of Subdivision to subdivide the existing lot into two new lots. This public hearing is continued from September 22, 2022.

4. **27W173 Breme Drive/Herrick Woods HOA**  
**Located on the west side of Herrick Road, north of Warrenville Road, and south of Huskie Highway Avenue.**  
**Project No. PUD-2002-1004**

Plan Commission review and authorization for Chairman and Secretary to execute PC Resolution 2022-1004, to memorialize prior approval of a minor amendment to Ordinance #2888 to allow for larger rear yard patios and decks.

#### **D. PUBLIC HEARING**

1. **City of Warrenville, Public Works Department – 3S660 Route 59 / located on the west side of IL Route 59, south of Barkley Ave and south of Duke Parkway**  
**Project No. SUP-2022-1003**

Requests for Special Use Permit for a special public use in the form of an approximately 157- foot tall, 500,000 gallon water tower in the B-4 Motorist Service District, a variation to reduce the front yard setback from the required forty feet (40') to sixteen feet (16'), and approval of a Final Plat of Subdivision to subdivide the existing lot into two lots.

#### **E. PUBLIC COMMENTS\***

#### **F. APPROVAL OF MINUTES**

1. **Regular Meeting of October 20, 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. PERMIT AND ZONING TECHNICIAN'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.

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, John Bollweg, Thomas Mouroukas, Phil Kuchler, Jim Smith