

CITY OF WARRENVILLE
PLAN COMMISSION / ZONING BOARD OF APPEALS
Regular Meeting of Thursday, October 6, 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. NEW BUSINESS

1. **27W173 Breme Drive / Herrick Woods HOA Subdivision**
located at the southwest corner of Herrick Road, and Huskie Highway
Avenue
Project No. PUD-2021-1003

Request for approval of a minor PUD amendment to Ordinance #2888 to allow for all homes within the Herrick Woods Subdivision to enlarge the size of their patio and decks.

2. **3S346 Herrick Road / Galusha Farms Subdivision**
Located on the west side of Herrick Road, north of Galusha Avenue
Fred Conforti/HACA, LLC.
Project No. LDIV-2022-1001

Request for approval of a subdivision in unincorporated DuPage County to subdivide the existing single lot into three new residential lots.

D. 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
Project No. SUP-2022-1001

(4M Enterprise has requested that this public hearing be continued to the Thursday, October 20, 2022 Regular Meeting of the Plan Commission/Zoning Board of Appeals)

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 and September 22, 2022

- E. PUBLIC COMMENTS***
- F. APPROVAL OF MINUTES**
 - 1. Regular Meeting of September 22, 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 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, James H. Smith, Fred Conforti

ADA ACCOMMODATION NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 836-3050 or amorgan@warrenville.il.us at least 48 hours in advance of the meeting. PLEASE SHUT OFF ALL ELECTRONIC DEVICES AS THEY INTERFERE WITH THE SOUND

TRANSMISSION IN THE CITY COUNCIL CHAMBERS. THANK YOU!
