

**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

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**ADA ACCOMMODATION NOTICE: Requests for accommodations should be submitted to the Assistant City Administrator at (630) 836-3050 or [amorgan@warrenville.il.us](mailto: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!**

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