

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!**
