

**CITY OF WARRENVILLE**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**Regular Meeting of Thursday, October 20, 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. PUBLIC HEARING**

**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-2022-1015**

Requests for rezoning the lot known as 28W321 Behrs Circle Drive East from R-3 Medium to B-4 Motorist Service District, Resubdivision to create three lots of record, a Special Use Permit to allow off-street parking, and variations from the provisions of Chapter 11 of the Zoning Ordinance, including relief from the landscape requirements, parking lot setbacks, off-street parking requirements, wheel guards and lot lighting requirements, and waiver of new public improvements.

**D. OLD BUSINESS**

**1. 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**

**(4M Enterprise 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 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, September 8, 2022 and October 6, 2022.

**E. PUBLIC COMMENTS\***

**F. APPROVAL OF MINUTES**

**1. Regular Meeting of October 6, 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