

LEGAL NOTICE
NOTICE OF PUBLIC HEARING BEFORE THE CITY OF WARRENVILLE
PLAN COMMISSION AND ZONING BOARD OF APPEALS

Notice is hereby given that on **Thursday, July 21, 2022, at the hour of 7:00 p.m.**, there will be a public hearing at the City Council Chambers at City Hall, 28W701 Stafford Place, Warrenville, IL 60555 for the purpose of considering the following:

Street Address: 4S040 Route 59
Warrenville, IL 60555

General Description of Subject Property: west of Route 59 and north of Ferry Road

Property Index Number (P.I.N): 07-03-100-006-0000

Zoning: B-4 Motorist Service

Petitioner/Property Owner: Thomas Mouroukas on behalf of
4M Enterprises -Mourville, LLC
1649 Montgomery Road, Suite 1
Aurora, IL 60504

Nature of Requests: The Petitioner is seeking approval of special use permits for a drive-through facility and outdoor seating, a variation to reduce monument sign setback requirements from ten (10) feet to three (3) feet off the front property line, and any other relief from the City of Warrenville City Code as may be required for this project.

These collective requests, if approved, would allow the redevelopment of the subject property with a multi-tenant commercial building with outdoor seating, a drive-through, and related improvements.

Legal Description: LOT 1 IN DRAMOUR CORP SECOND SUBDIVISION, A SUBDIVISION IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 AND IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 14,1980 AS DOCUMENT R80-9962 IN DUPAGE COUNTY, ILLINOIS.

The above Petition is open for inspection at the Community Development Department of the City of Warrenville located at 3S258 Manning Avenue or at the following City website page: <https://www.warrenville.il.us/266/Private-Development-Projects>. Persons seeking additional information concerning the application, accessing the meeting, or requesting alternative means to provide testimony or public comment are directed to email those inquiries to akieffer@warrenville.il.us.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact City Hall at (630) 393-9427.

CITY OF WARRENVILLE

By: 
Ronald Mentzer

Community Development Director

Published in the **Daily Herald on Wednesday, July 6, 2022.**
Proof of Publication requested and required.