



GENERAL APPLICATION INFORMATION FORM

45040 ROUTE 59 SITE

Name of Development/Subdivision

Project Number *(For office use only)*

\$480

Filing Fee

Date Paid *(For office use only)*

Filing Deposit

Date Paid *(For office use only)*

INSTRUCTIONS:

- Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.
- Please print or type. Application must be complete before filing with the City of Warrenville.
- Filing Fees/Deposits must accompany application.
- Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- Six (6) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

GENERAL APPLICATION INFORMATION:

1. Name of Applicant/Developer 4M ENTERPRISES - MOURVILLE, LLC
2. Address of Applicant/Developer 1649 MONTGOMERY Rd, SUITE 1
AURORA, IL 60504
3. Phone MAIN: 630-585-0004 Fax 630-236-9400
DIRECT: 331-244-0303
4. E-mail Address TOM@4MENTERPRISES.COM
5. Subject Property Address: 45040 N. IL ROUTE 59
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:
PIN: 07-03-100-006-0000

7. Legal Description of the Subject Property:

PLEASE SEE ENCLOSED.

If additional space is required, the complete legal description may be attached to this application.

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:

SAME

Address _____

Phone _____

Fax _____

E-mail Address _____

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project (*attach addendum if necessary*):

TEBRUGGE Engineering - JOHN TEBRUGGE, PE

Address 410 E. CHURCH STREET - SUITE A
Sandwich IL 60548

Phone 815-786-0195

Fax -

E-mail Address INFO@TEBRUGGEENGINEERING.COM

10. Description of Present and Proposed Use of Property:

PRESENT USE: VACANT RESTAURANT BUILDING.

PROPOSED USE: MULTI-TENANTED RETAIL

Building including a DRIVE-THRU
LANE + OUTDOOR SEATING.

11. Present Zoning of Subject Property:

B-4 MOTORIST SERVICE DISTRICT

REQUESTS: (Check all Proposed/Requested action(s) that apply)

- Zoning Ordinance Variation (Submit Application Form A)
- Special Use (Submit Application Form B)
- Rezoning/Map Amendment (Submit Application Form C)
- Landscape Relief
- Subdivision Control Ordinance Variation
- Land Division
- Plat of Subdivision/Resubdivision
- Preliminary Planned Unit Development (Submit Application Form D)
- Final Planned Unit Development (Submit Application Form D)
- Planned Unit Development Exceptions (Submit Application Form D)
- Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
- Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
- Annexation (Submit Annexation Petition)
- Conditional Use for Outdoor Display or Community Garden

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.



Signature of Applicant/Agent

THOMAS MOUROUKIAS

(Print Name)

6-8-2022

Date

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.

PIN: 07-03-100-006-0000



ZONING ORDINANCE VARIATION APPLICATION - FORM A

4S040 Route 59 Site

Name of Development/Project

Project Number *(for office use only)*

Because of special characteristics of particular properties in the City, the literal application of the provisions of the Zoning Ordinance may, in certain circumstances, create hardships or practical difficulties not intended by the zoning regulations. The Zoning Board of Appeals may accordingly recommend, and the City Council may grant, variances from the literal application of the provisions of this Ordinance based on findings of fact as provided below:

A. List specific provisions of the Zoning Ordinance (Chapter and Subsection) from which a Variation is being sought and the precise Variation(s) there from being sought *(Attach separate sheet if additional space is required.)*:

1. Zoning Ordinance Chapter and Section: 14-5C
Description of requested Variation:

Request variance for the setback for the monument sign from 10' to 3' off the front property line.

2. Zoning Ordinance Chapter and Section: 11 H Foundation Landscaping
Description of requested Variation:

Request variance to eliminate the 5' perimeter foundation landscape area due to building renovations and new sidewalk up to the doors into the individual units.

3. Zoning Ordinance Chapter and Section: _____
Description of requested Variation:

- B. In recommending or granting approval or conditional approval of a variance, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that all of the conditions below apply to the application. **Please review and provide a written response indicating how each of the six following criteria support the approval of the requested variation(s).**
(Attach separate sheet if additional space is required.):

1. Special Circumstances

Special Circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

Applicant Response:

Due to the location of the existing building, there is not adequate room to install foundation plantings along the building foundation and provide new sidewalk access to each of the commercial units. The widening of the front drive aisle to provide two-way traffic and a perimeter fire lane results in the monument sign needing to shift closer to the property line.

2. Hardship or Practical Difficulties

Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Applicant Response:

There is not adequate room in front of the existing building to update the access to the units and provide for a two way drive aisle and adequate fire lane for the fire department access around the building.

3. Not Resulting from Applicant Action

The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.

Applicant Response:

The special circumstances and site constraints has not resulted from any act by the owner subsequent to the adoption of the city ordinances or amendments.

4. Reasonable Use and Return

Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

Applicant Response:

Due to the location of the existing building, there is not adequate room to install foundation plantings along the building foundation and provide new sidewalk access to each of the commercial units. The widening of the front drive aisle to provide two-way traffic results in the monument sign needing to shift closer to the property line.

5. Not Alter Local Character

The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.

Applicant Response:

The variance will provide a handicap accessible route to each of the new units. The sign setback variance and landscape variance will not impair the public safety or property values in the area.

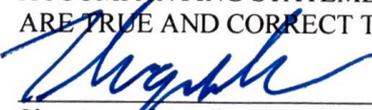
6. Minimum Variance Needed

The variance approved is the minimum required to allow reasonable use and enjoyment of the property.

Applicant Response:

The variance request is required to update the building, perimeter access around the building to allow the best use and enjoyment of the property.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Signature of Applicant/Agent

THOMAS MOUROUKAS
(Print Name)

6-8-2022
Date



SPECIAL USE PERMIT APPLICATION – FORM B

45040 ROUTE 59 SITE

Name of Development/Project

Project Number (for office use only)

Certain uses cannot be allowed generally in a particular zoning district, or in any zoning district, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Zoning Ordinance as Special Uses. Because a Special Use is compatible with the applicable zoning district only under special conditions, a Special Use Permit is required before any use listed in the Zoning Ordinance as a Special Use may be established.

- A. List specific Special Use approval that is being sought (refer to Zoning Ordinance Table 3A for a list of Special Uses possible in each zoning district).

DRIVE-THRU FACILITY + OUTDOOR SEATING

- B. In evaluating the suitability of a proposed Special Use, the Plan Commission and City Council shall examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of a Special use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposed use will be compatible with existing uses in the area, and with the Permitted Uses in the zoning district, in the following ways. Please review and provide a written response indicating how these six characteristics/criteria will be impacted by the proposed Special Use:

1. Traffic

And adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

Applicant Response:

NONE - SIMILAR OR SAME TRAFFIC TO
THE EXISTING USE.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage or light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controls.

Applicant Response:

NONE - NO ADVERSE EFFECTS.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

Applicant Response:

THE AREA HAS SIMILAR RETAIL USES AND THE
SAME CHARACTER AUREADY FOUND IN THE
B-4 ZONING DISTRICTS.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

Applicant Response:

SAME TO EXISTING COMMERCIAL USE.

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

Applicant Response:

SAME TO EXISTING USE.

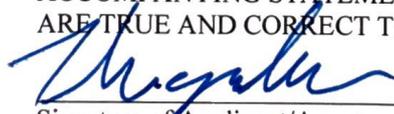
6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special use or its particular location.

Applicant Response:

MULTI-TENANTED RETAIL BUILDING IS COMPATIBLE
+ CONSISTENT WITH THE B-4 ZONING DISTRICT.

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Signature of Applicant/Agent

THOMAS MOUROUKAS

(Print Name)

6-8-2022

Date

June 10, 2022

City of Warrenville
Mr. Ronald Mentzer
Plan Commission
Zoning Board of Appeals
3S258 Manning Avenue
Warrenville, Illinois 60555

APPLICATION → 4S040 ROUTE 59 SITE

Enclosed for the redevelopment project at 4S040 Route 59, please find copies of the following:

- General Application Form
- Zoning Ordinance Variation Application – Form A
- Special Use Permit Application – Form B
- Existing Conditions + Demolition Plan prepared by Tebrugge Engineering
- Civil Site Plan prepared by Tebrugge Engineering
- Floor Plan + Elevations prepared by D L Rawlings, Inc. – Architecture & Planning

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Thomas Mouroukas

TM/sm
cc:

CONCEPTS
MANAGEMENT
DEVELOPMENT
REAL ESTATE



WATERFORD PLAZA
1649 MONTGOMERY ROAD
SUITE 1
AURORA, ILLINOIS 60504

T: 630.585.0004
F: 630.236.9400