

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on Thursday, September 4, 2008, at 7:00 p.m. at the Warrenville Municipal Building, 28W701 Stafford Place, Warrenville, Illinois 60555 to consider a petition from Landon Road Partnership, LLC for a Special Use Permit approval of the Preliminary Planned Unit Development (PUD) Plans for a proposed twelve lot (ten new vacant buildable lots) detached single family residential subdivision (Sequestria Subdivision) on approximately 13 acres of property in the R-1A Low Density/Semi-Urban Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018. As proposed, the new Sequestria Subdivision would include the construction of a new public cul-de-sac street and all new lots would be served with City of Warrenville sewer and water utilities. The proposed PUD development assumes the City of Warrenville will vacate/release whatever rights it has to the unimproved section of Aurora Way that is located adjacent to the west edge of the Petitioner's property.

Petitioner: Landon Road Partnership, LLC
2101 Lillian Lane
Lisle, IL 60543

Property Owner(s): Landon Road Partnership, LLC
2101 Lillian Lane
Lisle, IL 60543

And

Alvis Freimanis
29W451 Amber Lane
Warrenville, IL 60555

Location of Property: West side of Landon Avenue, east of the Illinois Prairie Path, north of the private Point Oak Drive, and south of the private Amber Lane, and legally described as follows:

PART OF LOT 83 IN THE SECOND ADDITION TO THE WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO A RESUBDIVISION OF LOTS 45 TO 49 INCLUSIVE, OF THE FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1936 AS DOCUMENT 373758, AND VACATED AURORA WAY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 83, SAID POINT FALLING ON THE CENTERLINE OF LANDON AVENUE, THENCE SOUTH 88°-51'-11" WEST, ALONG THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 1725.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 83, SAID POINT FALLING ON THE NORTHWEST RIGHT-OF-WAY LINE OF AURORA WAY; THENCE NORTH 43°-22'-51" EAST, ALONG SAID RIGHT-OF-WAY LINE 107.04 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A TANGENT CURVE WHOSE CENTER LIES SOUTHEASTERLY, AND HAS A RADIUS

OF 5679.52 FEET, 301.18 FEET, ARC, (CHORD BEARING NORTH 44°-54'-00" EAST, 301.15 FEET, CHORD), TO THE NORTHWEST CORNER OF SAID LOT 83, THENCE NORTH 88°-54'-46" EAST, ALONG THE NORTH LINE OF SAID LOT 83, A DISTANCE OF 982.72 FEET; THENCE SOUTH 00°-29'-33", ALONG A LINE 459.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF LANDON AVENUE, 234.41 FEET; THENCE NORTH 88°-51'-11" EAST, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 459.17 FEET TO A POINT ON THE CENTERLINE OF LANDON AVENUE; THENCE SOUTH 00°-29'-33" WEST, ALONG SAID CENTERLINE, 50.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

AND

LOTS J, I, H, G, AND THE WEST 55.53 FEET, S MEASURED PERPENDICULAR TO THE WEST LINE THEREOF OF LOT F, IN CLAYTON'S SURVEY OF LOT 84 IN THE SECOND ADDITION TO WARRENVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

AND

THE SOUTH 6 FEET, AS MEASURED PERPENDICULAR TO THE SOUTH LINE THEREOF, OF AFORESAID LOT F, EXCEPT THE WEST 55.33 FEET, MEASURED PERPENDICULAR TO THE WEST LINE OF SAID LOT F

AND

THE SOUTH 6 FEET, AS MEASURED PERPENDICULAR TO THE SOUTH LINE THEREOF, OF THE WEST 81.05 FEET, AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF OF LOT E OF AFORESAID CLAYTON'S SURVEY OF LOT 84, ALL IN DUPAGE COUNTY, ILLINOIS

AND

THAT PART OF AURORA WAY LYING SOUTH OF THE NORTH LINE EXTENDED WEST AND NORTH OF THE SOUTH LINE EXTENDED WEST OF AFORESAID CLAYTON'S SURVEY OF LOT 84, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 04-34-305-005
04-34-305-006 (underlying)
04-34-305-007
04-34-305-008
04-34-305-009

Zoning: R-1A Low Density/Semi-Urban Single Family Residential

CITY OF WARRENVILLE

By: 
Ronald Mentzer
Community Development Director

The above Petition is open for inspection at the Community Development Department of The City of Warrenville, 3S258 Manning Avenue. Persons wishing to appear at such hearing may do

so in person, or by attorney, or other representative. Communication in writing in relation thereto may be filed with the Plan Commission or at such hearing.

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 393-9427.

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Proof of Publication requested and required.

For editorial information only: Warrenville Press, Chicago Suburban Tribune