

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on Thursday, February 9, 2012, at 7:00 p.m. at the Warrenville Municipal Building, 28W701 Stafford Place, Warrenville, Illinois 60555, to consider petitions from InSite Real Estate for some or all of the following special approvals from Warrenville Zoning Ordinance #1018:

1. Rezoning of the property described below from M-1 Light Manufacturing zoning district into O-1 Limited Office zoning district;
2. Special Use Permit per Table 3A: Permitted and Special Uses in All Zoning Districts for Child Day Care Center in the O-1 Limited Office zoning district;
3. Variation from Table 5E: *Required Number of Off-Street Parking Spaces for Non-Residential and Non-Lodging Uses* of the Warrenville Zoning Ordinance #1018 to reduce the required number of stacking spaces.

These collective requests, if approved, would allow development of an approximately 4.83-acre vacant property with an approximately 16,000-square foot single-story The Gardner School child day care center with associated outdoor playground, parking, lighting, landscaping and stormwater management facility.

Petitioner: InSite Real Estate
1400 16th Street, Suite 300
Oak Brook, IL 60523

Property Owners: Matt Janho, MAJ Loans Special Assets LLC
853 N Elston Avenue
Chicago, IL 60642

Location of Properties Affected: Generally located at the southwest corner of Ferry Road and Curtis Avenue, and legally described as follows:

LOT 1 (EXCEPT THAT PART OF LOT 1 CONVEYED TO THE COUNTY OF DUPAGE BY DOCUMENT NO. R96-181064) IN J.L. WILLIAMS WARRENVILLE INDUSTRIAL SUBDIVISION UNIT 1, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE WILLIAM H. ELDER'S ASSESSMENT PLAT OF PART OF SECTION 2 AND SECTION 3, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID J.L. WILLIAMS WARRENVILLE INDUSTRIAL SUBDIVISION UNIT 1 RECORDED FEBRUARY 16, 1972 AS DOCUMENT R72-7750, IN DUPAGE COUNTY, ILLINOIS.


P.I.N: 07-02-1080-10

Commonly Known As: 28W611 Ferry Road
Warrenville, IL 60555

Zoning: M-1 Light Manufacturing District

The above Petition is open for inspection at the Community Development Department of The City of Warrentville Community Development Department, 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 (630) 393-9427.

By: 
CITY OF WARRENVILLE
Ronald Mentzer
Community Development Director

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Proof of Publication requested and required.

For editorial information only:

Village Chronicles, Warrentville Press and Chicago Suburban Tribune