

**LEGAL NOTICE OF PUBLIC
HEARING**

A Public Hearing before the Plan Commission and Zoning Board of Appeals of the City of Warrenville will be held on May 9, 2024, at 7:00 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, to consider the following:

Zoning Ordinance Text and Zoning District Map Amendments to Establish and Apply a New Warrenville by Design Mixed-Use & Middle Housing Overlay District.

This is an application by the City to amend Title 10, Zoning Regulations, of the Warrenville City Code (“Zoning Ordinance”) and the Warrenville Zoning District Map concerning regulation of certain parcels of land, generally located around the intersections of Butterfield Road and Batavia Road and Warrenville Road and Batavia Road, which parcels are specifically listed below and identified on the attached maps:

PROPERTY ADDRESS	PIN#
28W164 Warrenville Road	04-35-405-009
28W135 Warrenville Road	04-35-417-043
28W183 Warrenville Road	04-35-417-045
28W241 Warrenville Road	04-35-416-007
3S580 River Road	04-35-414-013
28W289 Warrenville Road	04-35-414-031
28W321 Warrenville Road	04-35-414-030
28W289 Warrenville Road	04-35-414-032
28W265 Warrenville Road	04-35-414-006
3S532 Batavia Road	04-35-402-014
28W244 Warrenville Road	04-35-403-021
28W224 Warrenville Road	04-35-403-018
3S523 Batavia Road	04-35-403-011
28W224 Warrenville Road	04-35-403-012
28W224 Warrenville Road	04-35-403-013
3S511 Batavia Road	04-35-403-010
3S511 Batavia Road	04-35-403-009
3S481 Batavia Road	04-35-403-024
Located between 3S481 Batavia Road and 3S478 Second Street	04-35-403-020
Located between 3S481 Batavia Road and 3S470 Second Street	04-35-403-008
3S463 Batavia Road	04-35-403-019
3S463 Batavia Road	04-35-403-006
3S012 Second Street	04-35-403-004
3S463 Batavia Road	04-35-403-026
3S463 Batavia Road	04-35-403-025
3S443 Batavia Road	04-35-403-003
3S436 Second Street	04-35-404-003
3S012 Second Street	04-35-404-002
3S012 Second Street	04-35-404-001
3S510 Winfield Road	04-35-408-006
28W501 Batavia Road	04-35-116-002
28W501 Batavia Road	04-35-116-001
3S241 Manning Avenue	04-35-110-018
28W512 Batavia Road	04-35-115-013
28W512 Batavia Road	04-35-115-012
28W520 Batavia Road	04-35-115-011
28W530 Batavia Road	04-35-115-010
28W542 Batavia Road	04-35-115-009

28W550 Batavia Road	04-35-115-008
28W571 Batavia Road	04-35-110-001
28W571 Batavia Road	04-35-110-006
28W571 Batavia Road	04-35-110-007
28W571 Batavia Road	04-35-110-008
28W571 Batavia Road	04-35-110-013
28W571 Batavia Road	04-35-110-012
28W571 Batavia Road	04-35-110-011
28W571 Batavia Road	04-35-110-010
28W571 Batavia Road	04-35-110-009
Located on Manning Avenue northeast of 3S241 Warren Avenue	04-35-110-004
3S241 Warren Avenue	04-35-110-014
3S230 Warren Avenue	04-35-111-001
3S320 Rockwell Street	04-35-106-008
3S324 Rockwell Street	04-34-207-014
29W002 Main Street	04-34-207-009
29W030 Main Street	04-34-207-011
3S324 Rockwell Street	04-34-207-002
29W150 Warrenville Road	04-34-401-005
29W150 Butterfield Road	04-34-205-038
29W150 Butterfield Road	04-34-205-039
29W150 Butterfield Road	04-34-205-040
29W036 Butterfield Road	04-34-205-028
29W036 Butterfield Road	04-34-205-029
29W012 Butterfield Road	04-34-205-030
800 W Butterfield Road	04-35-104-004
Located at the northeast corner of the Rockwell Street and Butterfield Road intersection	04-35-105-001
Located on the southside of Batavia, east of the Warrenville Post Office and across from 28W670 Batavia Road, between Rockwell Street and Butterfield Road	04-35-103-021
Located on the northside of Butterfield Road, west of the of 28W846 Butterfield Road	04-35-103-022
Located west of 28W846 Butterfield Road	04-35-103-023
28W846 Butterfield Road	04-35-103-024

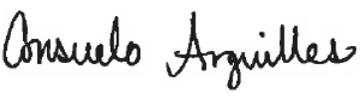
The text amendments under consideration include, without limitation, amendments to various provisions of the Zoning Ordinance for the purpose of establishing the Warrenville by Design Mixed-Use & Middle Housing Overlay District and imposing additional regulations for properties located within the new Overlay District, including, without limitation, building and site design standards, setback, building height, and other bulk regulations, use regulations and restrictions, and parking, landscape, and streetscape regulations.

The map amendments under consideration include, without limitation, amendments to the Warrenville Zoning District Map to apply the new Overlay District to the properties listed above and identified on the maps on the following page.

Detailed information regarding the above identified map and text amendments is on file and is available for review and inspection at the Warrenville Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555 and at <https://www.warrenvillebydesign.com/materials>.

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 be submitted 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.

CITY OF WARRENVILLE

By: 

Consuelo Arguilles,
Assistant Community Development Director

Published in the Daily Herald on **Wednesday, April 24, 2024**

PROPOSED OVERLAY DISTRICT MAPS

