

**LEGAL NOTICE
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 August 22, 2024, at 7 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, to consider the following:

PROJECT: NORTHWEST CORNER OF BUTTERFIELD ROAD AND BATAVIA ROAD / DAAN PROPERTY, LLC / SPECIAL USE, LANDSCAPE RELIEF, AND VARIANCE REQUESTS

A petition from Daan Property, LLC for approval of the following:

1. Special use permit to permit an automobile gas station;
2. Special use permit to permit a drive-through;
3. Landscape relief to:
 - a. Reduce the number of required street trees from 1 tree every 40' to 1 tree every 49' along the east property line and 1 tree every 52.2' along the south property line;
 - b. Reduce the interior parking lot landscaping coverage from 10% (approximately 555 square feet) to 8.43% (approximately 468 square feet);
 - c. Reduce perimeter parking lot landscaping from 1 shrub every 5' to 1 shrub every approximately 19.4' along the east property line and 1 shrub every approximately 52.25' along the south property line;
 - d. Reduce the foundational landscape requirement from 10' to 0';
 - e. Reduce required evergreen shrubs or trees around the proposed dumpster enclosure to 0; and
 - f. Decrease the planting height of perimeter parking lot landscape shrubs from 2.5' to 2'.
4. A variance to permit a non-single family residential refuse/dumpster enclosure in the required 40' front yard; and
5. Any other zoning relief from the Warrenville Zoning Ordinance or Sign Ordinance of the City of Warrenville required for this request.

Petitioner: Daan Property, LLC
2806 Meyers Road
Oak Brook, IL 60523

Property Owner: Chicago Title Land Trust Company, u/t/a 500337-03
1776 S. Naperville Road, Ste. 202-A
Wheaton, IL, 60189

Location of Property Affected: Located at the northwest corner of Butterfield Road and Batavia Road, and legally described as follows:

LOTS 21, 22 AND 23 IN GLEN MOUNT'S BUTTERFIELD ROAD SUBDIVISION OF PARTS OF SECTION 34 AND 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1953 AS DOCUMENT 685366, IN DUPAGE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF LOT 21, 22 AND 23 IN GLEN MOUNT'S BUTTERFIELD ROAD SUBDIVISION OF PARTS OF SECTIONS 34 AND 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1953 AS DOCUMENT NUMBER 685366, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHERLY MOST CORNER OF SAID LOT 21; THENCE SOUTH 60 DEGREES 33 MINUTES 48 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 21, 218.29 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 21 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 56; THENCE SOUTH 62 DEGREES 45 MINUTES 25 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 285.63 FEET; THENCE NORTH 27 DEGREES 32 MINUTES 51 SECONDS WEST, 18.09 FEET; THENCE NORTH 60 DEGREES 33 MINUTES 48 SECONDS WEST 126.48 FEET; THENCE NORTH 58 DEGREES 12 MINUTES 32 SECONDS WEST 67.54 FEET TO A POINT ON THE

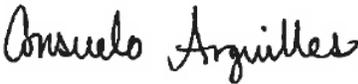
NORTHWESTERLY LINE OF SAID LOT 21; THENCE NORTH 62 DEGREES 28 MINUTES 12 SECONDS EAST ALONG SAID NORTHWESTERLY LINE, 19.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PINS: 04-35-103-022, 04-35-103-023, 04-35-103-024
Commonly Known As: 28W846 Butterfield Road, Warrenville, IL 60555
Zoning B-4 Motorist Service District

The above Petition is open for inspection at the Community Development Department of The City of Warrenville Community Development Department, 3S258 Manning Avenue, Warrenville, IL 60555, or at the following City website page: <http://warrenville.il.us/index.aspx?NID=266>. 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

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