

**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 November 21, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**PROJECT: 28W244 WARRENVILLE ROAD, 28W224 WARRENVILLE ROAD, AND 3S523 BATAVIA ROAD / CITY OF WARRENVILLE / SITE IMPROVEMENT ZONING RELIEF**

A petition from the City of Warrenville for approval of the following:

1. Landscape relief to reduce the required interior parking lot landscaping from 10% to approximately 6.14%;
2. Variances from the Warrenville by Design Mixed-Use and Middle Housing Overlay to:
  - a. Increase the maximum driveway size from 22' to approximately 26';
  - b. Permit limited side yard parking with a configuration parallel to the street;
  - c. To permit parking across interior side yard lot lines; and
3. Any other relief from the Warrenville Zoning Ordinance required for this project.

The above captioned relief requests will be considered in conjunction with the consideration of a final plat of subdivision for 28W244 Warrenville Road and 28W224 Warrenville Road.

**Petitioner and Property Owner:** City of Warrenville  
3S258 Manning Avenue  
Warrenville IL, 60555

**Location of Property Affected:** The property located at the northeast corner of Warrenville Road and Batavia Road, and legally described as follows:

**28W244 Warrenville Road:**

LOT 1 IN PHILIPS 66 COMPANY'S PLAT OF CONSOLIDATION OF LOTS 10, 11 AND 12 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED APRIL 1, 1986 AS DOCUMENT R86-29157, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-35-403-021

Commonly Known As: 28W244 Warrenville Road

Zoning: B-4 Motorist Service  
Village Shopfront – Warrenville By Design Mixed-Use and Middle Housing Overlay

AND

**3S523 Batavia Road:**

LOT 9 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1844 AS DOCUMENT 1193, (EXCEPTING THEREFROM THAT PART OF SAID LOT 9 LYING EAST OF THE WEST LINE IF EXTENDED NORTH, OF LOT 1 IN RIVERSIDE HOMESITES RECORDED AS DOCUMENT 17880), IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-35-403-011  
Commonly Known As: 3S523 Batavia Road  
Zoning: B-4 Motorist Service  
Village Shopfront - Warrenville By Design Mixed-Use and Middle  
Housing Overlay

AND

**28W224 Warrenville Road**

PARCEL ONE:

THAT PART OF LOT 1 OF RIVERSIDE HOMESITES, LYING WEST OF THE CENTER OF THE WEST BRANCH OF DUPAGE RIVER, AND LYING SOUTH OF A LINE DRAWN, FROM A POINT ON THE WEST LINE OF SAID LOT 1, 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF RIVERSIDE HOMESITES, RECORDED ON JULY 9, 1924, AS DOCUMENT 179880, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF LOT 1 OF RIVERSIDE HOMESITES, LYING WEST OF THE CENTER OF THE WEST BRANCH OF DUPAGE RIVER, AND LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 1, 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, BEING A SUBDIVISION OF PARTS OF BLOCKS 4 AND 5 OF THE TOWN OF WARRENVILLE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RIVERSIDE HOMESITES RECORDED ON JULY 9, 1924 AS DOCUMENT 179880, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF LOT 9 IN BLOCK 5 IN THE TOWN OF WARRENVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1844 AS DOCUMENT 1193, LYING EASTERLY OF THE WEST LINE, IF EXTENDED NORTH OF LOT 1 IN RIVERSIDE HOMESITES, A SUBDIVISION OF PART OF BLOCKS 4 AND 5 IN THE TOWNSHIP OF WINFIELD, DUPAGE COUNTY, ILLINOIS.

P.I.N.'s: 04-35-403-012  
04-35-403-013  
04-35-403-018

Commonly Known As: 28W224 Warrenville Road

Zoning: B-4 Motorist Service  
Village Shopfront - Warrenville By Design Mixed-Use and Middle  
Housing Overlay

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: <https://www.warrenville.il.us/266/Current-Private-Development-Projects>. 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:



Amy Emery, AICP  
Community and Economic Development Director

Published in the Daily Herald on **Wednesday, November 6, 2024**