

**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 March 6, 2025, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**PROJECT: 2S260 RIVERSIDE PARKWAY/ FRONT YARD SETBACK VARIANCE**

Request for approval of the following:

1. A variance from *Table 4A: Residential District Requirements* and footnote q(3) of *Table 4A: Residential District Requirements* to further reduce the front yard setback from approximately 31', approved by Ordinance O2021-16, to approximately 28.4'; and
2. Any other zoning relief from the Zoning Ordinance required for this property.

**Petitioner** City of Warrenville  
Community Development Department  
3S258 Manning Avenue  
Warrenville, IL 60555

**Property Owner** Sean Blumenschein  
2S260 Riverside Parkway  
Warrenville, IL 60555

**Location of Property Affected:** Located on the south side of Riverside Parkway, and legally described as follows:

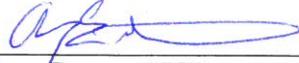
LOT 97 IN ROBERT BARTLETT'S RIVERSIDE FIRST ADDITION, A SUBDIVISION OF PART OF LOT 15 (EAST OF RIVER) OF THE COMMISSIONER'S PARTITION PLAT OF THE ISRAEL MATHER ESTATE IN SECTION 27 AND SECTION 28, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ROBERT BARTLETT'S RIVERSIDE FIRST ADDITION ON SEPTEMBER 16, 1949 AS DOCUMENT 576257, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.:** 04-27-105-007  
**Commonly Known As:** 2S260 Riverside Parkway  
**Zoning** R-2 Medium-Low Density Single Family Residential

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:   
Amy Emery, AICP  
Director of Community and Economic Development