

**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 20, 2025, at 7 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

PROJECT: 30W063 ESTES STREET AND 30W081 ESTES STREET / DREAM CLEAN – STARBUCKS DEVELOPMENT

A petition from Mitchell Zaveduk for approval of the following:

1. Plat of Resubdivision;
2. Rezoning from R-2 Medium-Low Density Single Family Residential to B-4 Motorist Service District;
3. Special Use Permit for an automobile laundry;
4. Special Use Permit for a drive through;
5. Planned Unit Development Special Use Permit;
6. Preliminary/Final Planned Unit Development plans with a deviation to permit a 30' wide drive aisle; and
7. Any additional zoning relief required from the Zoning Ordinance or Sign Ordinance required for this project.

Petitioner: Dream Clean Holdings LLC
625 Greenleaf Avenue
Wilmette, IL 60091

30W063 Estes Street Property Owner Leland M. Stahelin Irrevocable Trust / Michael A. Stahelin Irrevocable Trust
800 Roosevelt Road Building A Suite 120
Glen Ellyn, IL 60137

30W081 Estes Street Property Owner City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

Location of Properties Affected: Located on the west side of Route 59 between Estes Street and Duke Parkway, and legally described as follows:

30W063 Estes Street:

LOTS 64, 65, AND 66 IN BARTLETT'S GREEN ACRES, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 33 AND IN THE WEST ½ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 04-34-403-003, 04-33-403-006, 04-33-403-007
Commonly Known As: 30W063 Estes Street
Zoning: R-2 Medium-Low Density Single Family Residential

AND

30W081 Estes Street:

LOT 67 IN BARTLETT'S GREEN ACRES, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 33 AND IN THE WEST ½ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-33-403-008
Commonly Known As: 30W081 Estes Street
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, 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: 
Jack Maszka, AICP
Community Planner

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