

**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: 28W415 FORESTVIEW AVENUE / CERNY PARK LIFT STATION ZONING RELIEF

Request for approval of the following:

1. Final Plat of Subdivision;
2. Special Use Permit for a Planned Unit Development for the existing stormwater lift station;
3. Final Planned Unit Development plans with the following deviations from the Zoning Ordinance:
 - a. Reduce the minimum lot area of an R-2 Medium-Low Density Single Family Residential parcel from 18,000 square feet to approximately 1,452 square feet;
 - b. Reduce the minimum lot width from 90' to approximately 33';
 - c. Reduce the minimum front yard setback from 40' to approximately 4.93';
 - d. Reduce the minimum interior side yard setback from 12.5' to approximately 4.78';
 - e. Reduce the minimum rear yard setback from 60' to approximately 27.01';
 - f. Permit a special public use at the property;
 - g. Permit utility building visibility from an adjacent street; and
4. Any other zoning relief from the Zoning Ordinance required for this project.

Petitioner and Property Owner City of Warrenville
Community Development Department
3S258 Manning Avenue
Warrenville, IL 60555

Location of Property Affected: Located at the southeast corner of Forestview Drive South and Warren Avenue, and legally described as follows:

LOT 1 IN PLEASANT VIEW ADDITION TO WARRENVILLE – UNIT NUMBER THREE, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 07-02-107-001
Commonly Known As: 28W415 Forestview Avenue
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: 
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Community Planner

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