

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on April 10, 2025, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

PROJECT: WEST AVENUE DUPLEX DEVELOPMENT / FARNHAM PARTNERS

Request for approval of the following:

1. Final Plat of Resubdivision;
2. Special Use Permit for three duplexes totaling six residential units;
3. Special Use Permit for a Planned Unit Development;
4. Preliminary/Final Planned Unit Development plan approval with the following code deviations:
 - a. To reduce the required minimum lot are per dwelling unit per square foot from 7,000 square feet to approximately 4,024 square feet;
 - b. To reduce the required lot width from 50' to approximately 30.67';
 - c. To reduce the required front yard from 30' to approximately 25';
 - d. To reduce the required interior side yard from 5' to approximately 3'2";
 - e. To increase the maximum lot coverage from 44% to approximately 62%; and
5. Any other zoning relief required from the Zoning Ordinance or Subdivision Control Ordinance required for this project.

Petitioner and Property Owner: Farnham Partners
1633 Wadsworth Lane
Wheaton, IL 60189

Location of Property Affected: Located on the west side of West Avenue, north of Warrenville Road, and legally described as follows:

LOTS 21, 22, 23, AND 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.'s: 04-36-316-028, 04-36-316-029, 04-36-316-030, 04-36-316-031

Commonly Known As: 3S729 West Avenue

Zoning R-5 High 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

Published in the Daily Herald on **March 26, 2025**