

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on April 24, 2025, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

PROJECT: TALBOT AVENUE TRUCK REPAIR SPECIAL USE / 3S286 TALBOT AVENUE

Request for approval of the following:

1. Special Use Permit for a truck repair use;
2. Front yard parking space setback variation to reduce the required front yard parking space setback for the Subject Property from 30' to approximately 10';
3. Any other zoning relief from the Zoning Ordinance or Sign Ordinance required for this project.

Petitioner: Marcin Miekina
1629 East Touhy Avenue
Des Plaines, IL 60018

Property Owner: Big Timber Farms LLC
1629 East Touhy Avenue
Des Plaines, IL 60018

Location of Property Affected: Located on the west side of Talbot Avenue, between Butterfield Frontage Road and Youghal Road, and legally described as follows:

PARCELS 4, 5, AND 6 IN TUCKER'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH ON QUARTER LINE 16.14 CHAINS; THENCE SOUTH 81 DEGREES EAST 5.68 CHAINS; THENCE SOUTH 7 DEGREES WEST 87 LINKS FOR A PACE OF BEGINNING; THENCE SOUTH 7 DEGREES WEST 15.91 CHAINS TO CENTER OF WARRENVILLE ROAD AND BIG WOODS ROAD; THENCE SOUTH 89 DEGREES WEST ALONG CENTER OF SAID ROAD 4.91 CHAINS TO THE EAST LINE OF LANDS OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD LAND AND PARALLEL WITH THE CURVED LINE OF SAID RAILROAD TRACKS 17.80 CHAINS TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH THE EASTERLY 179.78 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF THE NORTH ½ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, WEST OF THE WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, A SUBDIVISION IN SAID SECTION 33 AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD, AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 03, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-33-203-010

Commonly Known As: 3S286 Talbot Avenue

Zoning M-2 General Manufacturing

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:



Amy Emery, AICP

Director of Community and Economic Development

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