

**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 Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering text amendments to sections of the Warrenville Zoning Ordinance and Subdivision Control Ordinance pertaining to automobile related uses in manufacturing zoning districts, submission requirements, Plan Commission and Zoning Board of Appeals terms, and amendments to recover development related costs:

- Amend *Table 3A: Permitted and Special Uses in All Zoning Districts* to permit “Automobile Detailing Shop,” “Automobile Indoor Storage,” and “Automobile repair shops” as special uses in the M-1 Light Manufacturing zoning district;
- Amend *Table 2A: Required Contents of Application Filings* to:
  - Remove the required submission of a typewritten list of all properties requiring public notice;
  - Remove the required submission of the property and all properties within 100’;
  - Change the submission of a retail market study from a required submission to a discretionary submission for Preliminary Planned Unit Development Plan approval;
  - Change the submission of a statement from a registered civil engineer, with supporting data, on the availability of water & sewer facilities to serve the development from a required submission to a discretionary submission for Map Amendments and Variances;
- Amend *12.C.2* and *12.D.2* to reduce Plan Commission and Zoning Board of Appeals commissioner appointments to four years and to amend term beginning and ending dates;
- Amend *2.C Filing Fees* of the Zoning Ordinance, *11-1-6: Procedures for Subdivision Approval*, and the Annual Fee Ordinance to include language related recoverable development costs to require developers to pay for outside consultant, hearing officer, and attorney fees and related regulations.

Detailed information regarding the above identified text amendment is on file and is available for review and inspection at the Warrenville Community Development Department, 3S258 Manning Avenue, Warrenville, Illinois 60555.

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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Amy Emery, AICP  
Community and Economic Development Director

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