

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on June 19, 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 INDUSTRIAL BUILDING / 3S140 TALBOT AVENUE

Request for approval of the following:

1. Special Use Permit for a Planned Unit Development;
2. Preliminary / Final Planned Unit Development Plan approval with the following code deviations:
 - a. Reduce the minimum interior side yard setback from 20 feet to 15.5 feet.
 - b. Eliminate the parking lot planning island requirement for the south end row of parking located along the east property line, north of the proposed building.
 - c. Reduce the maximum spacing between parking lot planting islands from every 10 spaces to every 11 spaces for the row of 11 parking spaces located along the south façade of the Building;
 - d. Increase the maximum permitted driveway width from 36 feet to 65 feet.
3. Approval of the following Stormwater Variations:
 - a. Increase the maximum permitted “bounce” for the proposed detention ponds from four feet to five feet.
 - b. Increase the maximum side slope from 5:1 to 4:1 from the normal water level to the limits of the top of the native vegetation proposed around the perimeter of the perimeter of the stormwater improvement.
 - c. Decrease the minimum height of the berm surrounding the detention ponds, measured from the high water line to the top of the berm, from one foot to six inches; and
4. Any other relief from the Zoning Ordinance or Sign Ordinance Required for this project.

Petitioner: TCB Management
11551 184th Place
Orland Park, IL 60467

Property Owner: Wville Talbot LLC
11551 184th Place
Orland Park, IL 60467

Location of Property Affected: Located at the corner of Talbot Ave and Calumet Ave W, and legally described as:

LOT 1 (EXCEPT THE WESTERLY 40 FEET THEREOF AS DEDICATED FOR HIGHWAY BY R89-6453) IN ROBERT BARTLETT’S GREEN ACRES, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 33 AND 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.

PIN: 04-33-202-013

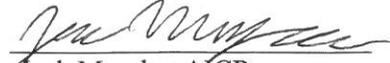
Commonly Known As: 3S140 Talbot Avenue

Zoning M-1 Light 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: 
Jack Maszka, AICP
Community Planner

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