

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Zoning Board of Appeals of the City of Warrenville will be held on December 4, 2025, at 7 pm, at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

3S071 ROUTE 59 UNIT 101 / DAY CARE GAZEBO VARIANCE

Request for approval of the following:

1. A variance to permit a gazebo to encroach into the required corner side yard by approximately 16'9"; and
2. Any other zoning relief from the Zoning Ordinance required for this project.

Petitioner: Carlos Avila
3S071 Route 59 Unit 101
Warrenville, IL 60555

Property Owner: Iken Properties I LLC
1228 White Fence Lane
Addison, IL 60101

Location of Property Affected: Located at the southeast corner of Route 59 and Meadow Avenue and legally described as follows:

ALL OF LOTS 58 AND 59 AND LOT 114 (EXCEPT THAT PART OF LOT 114 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 114; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 114, A DISTANCE OF 25.52 FEET, MORE OR LESS, TO A POINT EASTERLY OF AND 75 FEET PERPENDICULARLY DISTANT FROM THE SURVEY LINE FOR A HIGHWAY DESIGNATED F.A. ROUTE 77; THENCE SOUTHERLY PARALLEL WITH THE SAID SURVEY LINE TO THE SOUTHERLY LINE OF SAID LOT 114; THENCE WESTERLY ON THE SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 114; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 103.30 FEET TO THE POINT OF BEGINNING) IN TAYLOR & POWERS GARDEN ACRES, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1929 AS DOCUMENT 286552, IN DU PAGE COUNTY, ILLINOIS.

PIN: 04-34-102-031

Zoning B-2 Community Retail

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

Community and Economic Development Director

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