

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission and 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:

29W719 BUTTERFIELD RD / REZONING, SPECIAL USE, AND VARIANCE FOR AUTO DETAIL SHOP

Request for approval of the following:

1. Rezoning the subject property from B-2 Community Retail to B-4 Motorist Service;
2. A variance to reduce the interior side yard parking setback from 5' to 0' and the front yard parking setback from 20' to approximately 3.9';
3. An automobile detailing shop special use permit; and
4. Any other zoning relief from the Zoning Ordinance required for this project.

Petitioner: Mohammed Ahmed
29W719 Butterfield Rd
Warrenville, IL 60555

Property Owner: Gold Coast Motors Inc
1570 W Ogden Ave Suite 112
Naperville, IL 60540

Location of Property Affected: Located on the south side of Butterfield Rd, just east of the intersection of Butterfield Rd and Route 59, and legally described as follows:

THE EAST 74.6 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 60 IN SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO A RESUBDIVISION OF LOTS 45 TO 49, INCLUSIVE, OF FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAT OF SECOND ADDITION TO WARRENVILLE ESTATES, AFORESAID, RECORDED OCTOBER 7, 1936, AS DOCUMENT 373758, IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-34-300-002

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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