

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission/Zoning Board of Appeals of the City of Warrenville will be held on Thursday, July 19, 2018, at 7:05 p.m. at the Warrenville Municipal City Hall building located at 28W701 Stafford Place, Warrenville, Illinois 60555, to consider a petition from WT Group for some or all of the following special approvals from Warrenville Zoning Ordinance #1018 and Warrenville Sign Ordinance:

1. Rezoning of Parcel 1 from R-2 Medium-low Density Single Family Residential District to B-2 Community Retail District;
2. A Special Use Permit approval of Preliminary/Final Planned Unit Development (PUD) plans in the B-2 and B-4 Zoning District per Table 3A of Warrenville Zoning Ordinance #1018;
3. PUD Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would allow:
  - a. Establishment and operation of an Automobile Gas Station use per Section 8.C.3;
  - b. An increase to 36-foot maximum width for commercial driveways established in Table 5G;
  - c. Reduction of five-foot front/corner side pavement setback required along Route 59 per Table 5B;
  - d. Reduction of 20-foot front yard/corner side yard parking setback required along Route 59 per Table 5B;
  - e. Reduction of 20-foot front yard/corner side yard setback required along Route 59 per Section 4 for an air pole;
  - f. Variations from Table 9C of Warrenville Zoning Ordinance #1018 to exceed three foot candles maximum average illumination, to reduce 0.9 foot candles minimum at any point illumination level, and exceed 4:1 average to minimum uniformity ratio;
  - g. Any other PUD exceptions/variations necessary to allow for the implementation of the proposed Preliminary/Final PUD development plans;
4. Variation from Section 8-14-6.B.1.a.2 of Warrenville Sign Ordinance to increase maximum height of ground sign;
5. Variation from Section 8-14-6.B.1.g. of the Warrenville Sign Ordinance to increase the maximum height and area of canopy signs, and to allow canopy signs on canopy face not adjacent to dedicated street; and
6. Variation from Section 8-14-6.B.1.i of Warrenville Sign Ordinance to increase maximum area of gasoline price signs.

These collective requests, if approved, would allow Speedway to redevelop the existing gas station and single-family home on 2.63 +/- acres with a new 4,600 +/- square foot convenience store, 16 automobile fueling stations, three truck/commercial fueling lanes, and associated parking, parking lot lighting, landscaping and stormwater management improvements.

**Petitioner:** WT Group  
2675 Pratum Avenue  
Hoffman Estates, IL 60192

**Property Owners:** Parcels 1 and 2:  
Speedway LLC  
500 Speedway Drive  
Enon, OH 45323

Parcel 3:  
Kim, Mun Boo and In Jo  
2S470 Route 59  
Warrenville IL 60555

**Location of Property Affected:** Located at the northwest corner of Route 59 and Batavia Road and legally described as follows:

PARCEL 1  
LOT 1 IN MARATHON'S RESUBDIVISION OF LOTS 32, 33 AND 34 IN RIVERSIDE BEING A SUBDIVISION OF PART OF LOT 15 OF THE COMMISSIONERS PARTITION PLAT OF THE ISRAEL MATHER ESTATE, RECORD 5, PAGE 214 CIRCUIT COURT, IN SECTIONS 27 AND 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 3D PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20TH, 1988 PER DOCUMENT NO. R88-119580 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.:** 04-27-301-018

AND  
PARCEL 2  
LOT 31 IN ROBERT BARTLETT'S RIVERSIDE, BEING A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1948 AS DOCUMENT 543778, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.:** 0427301015

AND  
PARCEL 3  
LOT 30 IN ROBERT BARTLETT'S RIVERSIDE, BEING A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1948 AS DOCUMENT 543778, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.:** 04-27-301-014

**Or more commonly known as:** 2S540, 2S480 and 2S470 Route 59  
Warrenville, IL 60555

**ZONING:** Parcel 1: B-4 Motorist Service District  
Parcel 2: B-2 Community Retail District  
Parcel 3: R-2 Medium-Low Density Residential District

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: 

Ronald Mentzer  
Community & Economic Development Director

Published in the Daily Herald on Wednesday, July 4, 2018.  
Proof of publication requested and required.  
For editorial information only: Chicago Suburban Tribune