

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing before the Zoning Board of Appeals of the City of Warrenville will be held on Thursday, October 21, 2021, at 7:00 p.m. for the purpose of considering the following:

**VAR2021-1003
Lowrie Properties LLC Wall and Ground Sign Variances**

A petition from Lowrie Properties LLC for approval of variations from the Warrenville Sign Ordinance to provide relief from wall sign projection restrictions for two signs and to provide relief from setback requirements for an existing nonconforming drive-thru sign. Approval of these variations would allow the property owner to maintain the existing, nonconforming projecting wall sign at the northeast corner of the building, add a new projecting wall sign along Batavia Road, and modify and retain an existing, nonconforming drive-thru sign along Stafford Place into a ground sign.

NOTE ON HEARING LOCATION: In accordance with Governor Pritzker's Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by the Mayor and Chairman of the Warrenville Plan Commission and Zoning Board of Appeals, **this public hearing meeting will be held virtually**. At least one representative of the City will be at City Hall. The virtual meeting can be viewed at City Hall for members of the public who do not wish to attend the virtual meeting from another location.

Please be advised that if, prior to the scheduled meeting date, Governor Pritzker rescinds, or does not extend, his current disaster declaration, the City will be required to conduct the public hearing meeting in the traditional in-person format only, at City Hall, 28W701 Stafford Place, Warrenville, IL 60555. Notice of the location of the public hearing and instructions for participating at it will be posted on the City's website – www.warrenville.il.us – no later than October 15, 2021, and will be included on the agenda that will be posted prior to the meeting. Persons wishing to appear at such hearing may do so in person, by attorney, or other representative. Please contact the City at (630) 393-9050 for additional questions regarding the meeting location or format.

NOTE ON PUBLIC COMMENT: If the meeting is conducted by audio or video conference, verbal, live commenting will be accepted, but for technical reasons written comments are strongly preferred. Written comments and testimony can be emailed to input@warrenville.il.us or mailed to the following address:

Community Development Department
Attn: Public Hearing
3S258 Manning Avenue
Warrenville, IL 60555

Please limit written testimony to 500 words. If requested, written and emailed comments received by the City prior to 5:00 p.m. on October 21, 2021, will be read aloud by staff during the hearing.

Petitioner and Property Owner: Ed Lowrie
PO Box 143
Warrenville, IL 60555

Location of Properties Affected: Located east of Warren Avenue, south of the Illinois Prairie Path, west of Warren Avenue, north of Manning Avenue, and legally described as follows:

LOT 1 AND 8 IN BLOCK 7 IN WARRENVILLE PARK SUBDIVISION OF PART OF SECTION 34 AND SECTION 35, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1926 AS DOCUMENT 217509, IN DUPAGE COUNTY, ILLINOIS

Common Address of the Property: 28W571 Batavia Road, Warrenville, IL 60555

PINs: 04-35-110-001, 04-35-110-008

Zoning: B-4 Motorist Service (Lot 1 and 8)

The above Petition is open for inspection at the Community Development Department of the City of Warrenville located at 3S258 Manning Avenue. Persons seeking additional information concerning the application, accessing the meeting, or requesting alternative means to provide testimony or public comment are directed to email those inquiries to akieffer@warrenville.il.us.

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 and Economic Development Director

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Proof of Publication requested and required.

For editorial information only:
Chicago Suburban Tribune