

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on Thursday, June 23, 2022 at 7:00 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**2022-1002
30W175 Butterfield Road –
Lexington Trace Final PUD Unit 3**

Petitions from Lexington Homes LLC for approval of a rezoning to R-2 Medium-Low Density Single Family Residential District zoning district, a Final Planned Unit Development (PUD) Special Use Permit in the R-2 Medium-Low Density Single Family Residential District zoning district, and PUD Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would allow the following:

1. Rezoning approval from M-1 light Manufacturing to R-2 Medium-Low Density Single Family Residential.
2. Special Use Permit approval of Final Planned Unit Development (PUD) plans in the R-2 Medium-Low Density Single Family Residential Zoning District per Table 3A of Warrenville Zoning Ordinance #1018.
3. Planned Unit Development Exceptions/Variations and/or special approvals from the following provisions of Warrenville Zoning Ordinance #1018, which would:
 - a.Reduce the minimum 18,000 square foot lot size and 90-foot minimum lot width required under Table 4A;
 - b.Reduce the minimum forty foot (40') front yard and corner side yard setbacks required under Table 4A;
 - c.Reduce the 700 square foot minimum ground floor area per dwelling in a multi-story building required under Table 4A,
 - d.Increase in maximum lot coverage from 18% to 21%; and
 - e.Any other PUD exception/variation necessary to allow for the implementation of the proposed Final PUD plans.

These collective requests, if approved, would allow the development of an approximately 3.43-acre property with a residential subdivision consisting of six (6), six (6) unit residential buildings with single family attached units (townhouses), associated stormwater management facilities, and private open space.

Petitioner: Lexington Homes, LLC
1731 N. Marcey Street, Suite 200
Chicago, IL 60614

Property Owners: Eloise E. Wheeler and Jennifer S. Wheeler, as Successor Co-Trustees
0S721 Forest Street
Winfield, IL 60190

Lexington Trace Townhomes
2155 Point Boulevard, No. 210
Elgin, IL 60123

Location of Property Affected: Located in the City of Warrenville, west of IL Route 59, south of Butterfield Road, west of Barkley Avenue, and legally described as follows:

LOTS 46 AND 47 IN THE ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST HALF 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.

P.I.N.s: 04-33-401-004, 04-33-401-005, 04-33-401-037
ZONING: M-1 Light Manufacturing District

The above Petition is open for inspection at the Community Development Department of The City of Warrenville Community Development Department, 3S258 Manning Avenue, Warrenville, IL 60555. 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: /s/ Ronald Mentzer, Community Development Director
Published in Daily Herald June 8, 2022 (4583759)