

**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING BEFORE THE CITY OF WARRENVILLE**  
**PLAN COMMISSION AND ZONING BOARD OF APPEALS**

Notice is hereby given that on **Thursday, October 20, 2022, at the hour of 7:00 p.m.**, there will be a public hearing at the City Council Chambers at City Hall, 28W701 Stafford Place, Warrenville, IL 60555 for the purpose of considering the following:

**Street Address:** 28W321- 28W289 Warrenville Road

**General Description of Subject Properties:** Property located at the southeast corner of Warrenville Road and Behrs Circle Drive E

**Property Index Number (P.I.N):** 04-35-414-001, 04-35-414-002, 04-35-414-003, 04-35-414-007, 04-35-414-029

**Zoning:** B-4 Motorist Service

**Petitioner/Property Owner:** John H. Bollweg Building Partnership  
P.O. Box 389, Warrenville, IL 60555

**Nature of Requests:** The Petitioner is seeking approval of 1) to rezone the lot known as 28W321 Behrs Circle Drive E (PIN 04-35-414-007) from R-3 Medium to B-4 Motorist Service District, 2) a Preliminary and Final Plat to create three (3) lots of record, 3) a Special Use Permit to allow off-street parking as the principal use on the proposed Lot 2, and 4) Variations from the provisions of Chapter 11 of the Zoning Ordinance, including relief from the landscape requirements, parking lot setbacks, off-street parking requirements, wheel guards and lot lighting requirements, waiver of new public improvements, and any other exceptions/variations necessary to allow for the implementation of the proposed plans.

**Legal Description:**

PARCEL 1: THAT PART OF THE TRACT OF LAND HEREINAFTER DESCRIBED LYING WEST OF A LINE DRAWN FROM A POINT 194.8 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, 188.7 FEET WEST OF THE SOUTHEAST CORNER, THEREOF, TO-WIT: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF WARRENVILLE AND BATAVIA ROAD, ALSO KNOWN AS BIG WOODS ROAD, WITH NAPERVILLE ROAD; RUNNING THENCE SOUTHWESTERLY ON THE CENTER OF THE NAPERVILLE ROAD, 2.73 CHAINS; THENCE NORTH 79 DEGREES WEST ON EZRA JONES' LINE, 3.66 CHAINS TO THOMAS WATSON'S LINE; THENCE NORTH 9 DEGREES EAST ON THOMAS WATSON'S LINE, 2.65 CHAINS CENTER OF BATAVIA ROAD, ALSO KNOWN AS WARRENVILLE AND BIG WOODS ROAD; THENCE SOUTHEASTERLY ON CENTER OF BATAVIA ROAD, 3.85 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS., AND

PARCEL 2: THE WESTERLY 51 FEET OF A TRACT OF LAND HEREINAFTER DESCRIBED, LYING EAST OF A LINE DRAWN FROM A POINT, 194.8 FEET NORTHWEST FROM THE NORTHEAST CORNER OF PREMISES, HEREINAFTER DESCRIBED, MEASURED ON THE

NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE, 188.7 FEET WEST OF THE SOUTHEAST CORNER THEREOF, SAID TRACT BEING DESCRIBED AS THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WARRENVILLE AND BATAVIA ROAD WITH NAPERVILLE ROAD, (BEING ALSO KNOWN AS RIVER ROAD), RUNNING THENCE SOUTHWESTERLY ON THE CENTER OF THE NAPERVILLE ROAD, 2.73 CHAINS; THENCE NORTH 79 DEGREES WEST ON EZRA JONES' LINE, 3.66 CHAINS TO THOMAS WATSON'S LINE; THENCE NORTH 9 DEGREES EAST ON THOMAS WATSON'S LINE, 2.65 CHAINS CENTER OF BATAVIA ROAD, ALSO KNOWN AS WARRENVILLE AND BIG WOODS ROAD; THENCE SOUTHEASTERLY ON CENTER OF BATAVIA ROAD, 3.85 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINIOS.

LOTS 32, 33, 34, AND 35 IN BEHR'S MAPLE VIEW ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1952 AS DOCUMENT 662061, IN DUPAGE COUNTY, ILLINOIS

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 [jmaszka@warrenville.il.us](mailto:jmaszka@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 Development Director

Published in the **Daily Herald on October 5, 2022.**  
Proof of Publication requested and required.