

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on Thursday, November 10, 2022 at 7:00 p.m. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**2022-1003
3S660 ROUTE 59 – SPECIAL USE FOR SPECIAL PUBLIC USE,
VARIATION TO FRONT YARD SETBACK, AND SUBDIVISION PLAT**

Petitions from the City of Warrenville Public Works Department for approvals to develop a 1.12 acre parcel with a horseshoe style driveway, a 157-foot tall, 500,000 gallon water tower, and/or any other approvals from the provisions of Warrenville Zoning Ordinance #1018, necessary to allow for the implementation of the proposed plans which would include the following:

1. Special Use for special public use to allow the construction and a 157-foot tall, 500,000 gallon water tower in the B-4 Motorist Service District
2. Variation to reduce the front yard setback from the required forty feet (40') to sixteen feet (16')
3. Final Plat of Subdivision to subdivide the property into two (2) lots of record; and/or any other approvals necessary to allow for the implementation of the proposed plans

Petitioner: City of Warrenville
Public Works Department – Director Phil Kuchler
3S258 Manning Avenue
Warrenville, IL 60555

Property Owner: TZBP Warrenville LLC
Attn: Robert A. Iezzi
12701 Covered Bridge Road
Sellersburg, IN 47172

Location of Property Affected: Located in the City of Warrenville, west of Route 59, south of Duke Parkway, and legally described as follows:

LOT 1 IN DUKE REALTY UNIT 6 PLAT OF CONSOLIDATION, BEING IN THE EAST HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 2017 AS DOCUMENT NUMBER R2017-117524, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-33-405-035

ZONING: B-4 Motorist Service 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: _____
Ronald Mentzer
Community Development Director

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Proof of publication requested and required.