

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission and Zoning Board of Appeals of the City of Warrenville will be held on May 4, 2023, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

PROJECT: 28W050 WARRENVILLE ROAD / CASEY'S RETAIL COMPANY / SPECIAL USE PERMIT

A petition from Richard McMahon of Casey's Retail Company for approval of the following:

1. Special use permit to allow an automobile gas station and outdoor storage.
2. Any other zoning relief from the Warrenville Zoning Ordinance which may be required for this project.

Petitioner: Richard McMahon of Casey's Retail Company
One SE Convenience Boulevard
Ankeny, IA 50021

Property Owner: Ralph E. Fontana Living Trust, dtd. April 5 1995 and Carol C. Fontana
Living Trust, dtd. April 5, 1995
PO Box 52
Warrenville, IL 60555

Location of Property Affected: Located at the northeast corner of Warrenville Road and Winfield Road, and legally described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF WARRENVILLE ROAD WITH THE CENTERLINE OF WINFIELD ROAD, AND RUNNING THENCE NORTH ON SAID CENTERLINE OF WINFIELD ROAD, 202.6 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO EMMON'S BY DEED RECORDED NOVEMBER 6, 1945 AS DOCUMENT 486791; THENCE SOUTH 89 DEGREES 20 MINUTES EAST ON THE SOUTH LINE OF SAID EMMON'S PROPERTY 350.6 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO LESH BY DEED, RECORDED MAY 14, 1941 AS DOCUMENT 423558, THENCE SOUTH 0 DEGREES 20 MINUTES WEST ON THE WEST LINE OF SAID LEASE PROPERTY 329.6 FEET TO THE CENTERLINE OF SAID WARRENVILLE ROAD; THENCE NORTH 69 DEGREES 26 MINUTES WEST ON SAID CENTERLINE 371.7 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-35-412-029

ZONING: B-4 – Motorist Service

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, 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: *Consuelo Arguilles*

Consuelo Arguilles,
Assistant Community Development Director

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