

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

A Public Hearing before the Plan Commission of the City of Warrenville will be held on April 24, 2025, at 7 pm. at the Warrenville City Hall, 28W701 Stafford Place, Warrenville, Illinois 60555, for the purpose of considering the following:

**PROJECT: CANTERA POINT TOWNHOMES / MAECLIFF DRIVE VACANT PROPERTY**

Request for approval of the following:

1. Final Plat of Subdivision Approval
2. Amendment to the Cantera Development Control Regulations to permit the Multi-Family Use as an acceptable use designation in Subarea D;
3. Redesignation of the underlying use from Commercial Center Use to Multi-Family Use;
4. Major Planned Unit Development Amendment for Preliminary/Final Planned Unit Development plan approval with the following site-specific amendments from the Cantera Development Control Regulations:
  - a. to permit a Multi-Family Use area of 9.4 acres in size;
  - b. to increase the maximum density in dwelling units per acre from six dwelling units per acre to 10.8 dwelling units per acre;
  - c. to decrease the required rear face building setback from 50' to 40';
  - d. to decrease the interior setback of buildings from 30' to 20';
  - e. to reduce the parking space setback for townhomes from 25' to approximately 5'5";
  - f. to permit flat roof townhomes;
  - g. to permit windows and doors without trim nor shutters; and
5. Any other zoning relief from the Zoning Ordinance, Cantera Development Control Regulations, or Sign Ordinance required for this project.

**Petitioner:** D.R. Horton, INC. - Midwest  
1750 E Golf Road Suite 925  
Schaumburg, IL 60173

**Property Owner:** MaeCliff Development LLC  
211 West Chicago Avenue Suite 10  
Hinsdale, Illinois 60521

**Location of Property Affected:** Located between MaeCliff Drive, Warrenville Road, and Ferry Road, and legally described as follows:

**PARCEL 1:**

LOTS 3, 4, 5, 6 AND 7, IN THE FINAL PLAT OF SUBDIVISION OF MAECLIFF, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, ALL IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111759, IN DU PAGE COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE FINAL PLAT OF SUBDIVISION OF MAECLIFF RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111759, OVER MAECLIFF DRIVE, IN DU PAGE COUNTY, ILLINOIS.

**PINs:** 04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015

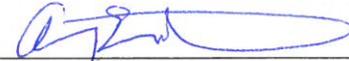
**Zoning** S-D Special Development – Commercial Park Use Area

The above Petition is open for inspection at the Community Development Department of The City of Warrenville, 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:



Amy Emery, AICP

Director of Community and Economic Development

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