

**NOTICE OF PUBLIC HEARING**

The Wheaton City Council, acting as a hearing body, will hold a public hearing on Monday, March 28, 2022 at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, in-person and via zoom at <https://us02web.zoom.us/j/88281405309> or dial (312) 626-6799, Meeting ID: 882 8140 5309, Passcode: 578861 to consider the following zoning application:

Zoning Application #22-08. An application requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, following the demolition of the existing structures, at 222 and 250 E. Roosevelt Road. The first commercial building would be a 10,000 square foot nursery school with an outdoor playground and 37 on-site parking spaces (with the proposed use of a nursery school also requiring a special use permit). The second commercial building would be a 3,500 square foot business and professional office (proposed urgent care) with 18 on-site parking spaces. The application is further requesting that the two properties be consolidated into one. The combined property is 1.98 acres in size and zoned O-R Office Research District.

This special use permit for a planned unit development is further requesting the following variations:

1. Per Article 6.6.2a - The parking lot has a lot perimeter landscape setback of 10 feet in lieu of the required 15 feet from the north property line (Roosevelt Road).
2. Per Article 6.6.2b - The parking lot has a lot perimeter landscape setback of 8 feet in lieu of the required 15 feet from the south property line.

The application has been submitted by Quattro Development, LLC - Brett Dahlman, 1100 Jorie Boulevard, Suite 140, Oak Brook, IL 60523 on behalf of the property owners, CALC Holdings, LLC, 222 E. Roosevelt Road, Wheaton, IL 60187 and PNC Bank, National Association, PNC Realty Services at the Tower at PNC Plaza, 300 Fifth Avenue, 22<sup>nd</sup> Floor, Pittsburgh, PA 15222.

The 222 E. Roosevelt Road property is legally described as:

THE WEST THIRTY FEET OF LOT 3 AND THE EAST FORTY FEET OF LOT 2 IN COUNTRY CLUB ADDITION TO WHEATON, IN THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-103-004

The 250 E. Roosevelt Road property is legally described as:

PARCEL 1: THE WEST 15 FEET OF LOT 4 AND THE EAST 45 FEET OF LOT 3 IN COUNTRY CLUB ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10,



EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 60 FEET OF LOT 4 AND LOT 5, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 76.2 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF ROOSEVELT ROAD WHICH IS 66 FEET WEST OF THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 5 AND THE SOUTH LINE OF ROOSEVELT ROAD, THENCE EAST ON THE SOUTH LINE OF ROOSEVELT ROAD TO THE EAST LINE OF SAID LOT, THENCE SOUTH ON SAID EAST LINE TO THE PLACE OF BEGINNING) IN COUNTRY CLUB ADDITION TO WHEATON IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 5 DESCRIBED BY COMMENCING ON THE SOUTH LINE OF ROOSEVELT ROAD, 1 FOOT WEST OF THE EAST LINE OF SAID LOT 5 OF COUNTRY CLUB ADDITION TO WHEATON AND RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 75.2 FEET; THENCE NORTHERLY TO THE SOUTH LINE OF ROOSEVELT ROAD AT A POINT 65 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF ROOSEVELT ROAD, 65 FEET TO THE PLACE OF BEGINNING, IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE EAST 1.0 FOOT OF THE NORTH 175 FEET OF LOT 5 AND ALL OF LOTS 6 AND 7 (EXCEPT THAT PART OF SAID LOTS 6 AND 7 TAKEN FOR WIDENING OF STREET) IN COUNTRY CLUB ADDITION TO WHEATON, A SUBDIVISION IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN DUPAGE COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD AS DESCRIBED IN DEEDS RECORDED AS DOCUMENT R69-10301 AND R88-120351, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-103-005; -006; -037

The subject property is commonly known as 222 and 250 E. Roosevelt Road, Wheaton, IL 60187.

At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to the City Council prior to or at the public hearing. A copy of the application is available for review in the office of the Director of Planning and Economic Development, 303 West Wesley Street, Wheaton, Illinois during normal business hours.

Andrea Rosedale, City Clerk  
City of Wheaton, Illinois