

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, April 27, 2021 at 7:00 p.m. remotely via Zoom, <https://us02web.zoom.us/j/84602148402>, Passcode: 746580 or by calling (312) 626-6799, Meeting ID: 846 0214 8402, Passcode: 746580 to consider the following zoning application:

Zoning Application #21-07. An application requesting a special use permit for a planned unit development to allow the construction and use of a four-story, eighteen unit multi-family (apartment) building at 204 and 210 S. Wheaton Avenue (SWC of Liberty Drive and Wheaton Avenue). The multi-family building would have 26,154 square feet of total living space on three floors, thirty on-site parking spaces and a rooftop deck for tenant use. The subject property is 14,863 square feet in size and zoned C-4 CBD Perimeter Commercial District.

The application has been submitted by Ross Builders, Inc., 23 N. Lincoln Street, Hinsdale, IL 60521 on behalf of the property owner, Liberty Square Flats, LLC, 23 N. Lincoln Street, Hinsdale, IL 60521.

The property that is the subject of the special use permit for a planned unit development is legally described as:

PARCEL 1: LOT 1 (EXCEPT THE SOUTH 4 RODS THEREOF AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 32 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF LOT 1, 33.3 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE NORTH 33.3 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE PLACE OF BEGINNING) IN BLOCK 5 OF J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 49.5 FEET OF LOT 2 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, EXCEPTING THEREFROM THE SOUTH 66.0 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THAT PART OF LOT 2 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 5; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 5 TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK 5; THENCE SOUTHERLY 32.3 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE EASTERLY TO THE EAST LINE OF SAID LOT 3 TO A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE POINT OF BEGINNING OF SAID LINE; THENCE EASTERLY TO THE EAST LINE OF SAID LOT 2 TO A POINT THAT IS 33.3 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING THE POINT OF ENDING OF SAID LINE, ALL IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 66.0 FEET OF LOT 1 AND THE SOUTH 66.0 FEET OF THE EAST 9.0 FEET OF LOT 2 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SUZANNE FITCH | LYNN ROBBINS | JOHN RUTLEDGE | CHRISTOPHER ZARUBA

WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-313-005; -015

The subject property is commonly known as 204 and 210 S. Wheaton Avenue (SWC of Liberty Drive and Wheaton Avenue), 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 Wheaton's Staff Planner Tracy Jones at tjones@wheaton.il.us. 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.

Scott Weller, Chair
Wheaton Planning and Zoning Board