

**NOTICE OF PUBLIC HEARING**

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, May 25, 2021 at 7:00 p.m. remotely via Zoom, <https://us02web.zoom.us/j/86973757106>, Passcode: 597142 or by calling (312) 626-6799, Meeting ID: 869 7375 7106, Passcode: 597142 to consider the following zoning application:

Zoning Application #21-14. An application requesting a proposed text amendment to the Wheaton Zoning Ordinance to consider deleting Article 5.7.B(3).3, Article 16.6D, Article 22.1.4, and Article 22.4.1.3(1) in their entirety and replacing them with new language to allow reduced on-site parking requirements in the College Avenue area in a similar manner as the commercial area surrounding the retail core of the Downtown.

The proposed text amendment will consider deleting Article 5.7.B(3).3 in its entirety and replacing it with the following language:

“Article 5.7.B(3).3 - To reduce the applicable off-street parking or loading spaces for a property located in the Downtown Parking Overlay District or the College Avenue Parking Overlay District.”

The proposed text amendment will further consider deleting Article 16.6D in its entirety and replacing it with the following language:

“Article 16.6D - Recognizing the unique character of the existing development along College Avenue from President Street to the west and the Union Pacific railroad tracks to the east, there shall be no yard requirements for a building within this block.”

The proposed text amendment will further consider deleting Article 22.1.4 in its entirety and replacing it with the following language:

“Article 22.1.4 - Parking Overlay Districts. Except for properties in the C-2 Zoning District (where no off-street parking is required), the following off street parking requirements shall be utilized for the area bounded by Seminary Street on the north, Illinois Street on the south, Washington Street on the east, and West Street on the west, hereinafter, the “Downtown Parking Overlay District” and the area along College Avenue from President Street to the west and the Union Pacific railroad tracks to the east, hereinafter, the “College Avenue Parking Overlay District”:

Medical: 1.92 parking spaces per 1,000 square feet of floor area

Office: 1.81 parking spaces per 1,000 square feet of floor area

Residential: .78 parking spaces per 1000 square feet of floor area

Restaurant: 6.88 parking spaces per 1,000 square feet of floor area

Retail: 1.05 parking spaces per 1,000 square feet of floor area

Performing Arts Theatre: .32 parking spaces per seat.

All Business and Commercial Establishments Except Those Heretofore Specified: 1.05 parking spaces per 1,000 square feet of floor area.”

The proposed text amendment will further consider deleting Article 22.4.1.3(1) in its entirety and replacing it with the following language:



**WHEATON MAYOR PHILIP J. SUESS**

**CITY MANAGER MICHAEL DZUGAN**

**CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | SUZANNE FITCH | LYNN ROBBINS | SCOTT WELLER**

“Article 22.4.1.3(1) - Notwithstanding any of the provisions of this zoning ordinance to the contrary, off- street tandem parking spaces may be permitted on a parcel of land, as a special use, subject to the following conditions, restrictions, and requirements:

1. That the parcel of land be located in a Parking Overlay District or Institutional Zoning District.
2. That the tandem parking spaces be available only for and used by employees of the business or organization occupying the building or residents of the building on the parcel of property. In the case of a building devoted to religious worship, tandem parking spaces may also be used by parishioners. Appropriate signage indicating this restriction shall be provided.
3. That the parking lot be striped appropriately to identify the tandem parking spaces with paint or other such permanent marking materials. Such striping shall be maintained in a clearly visible condition.”

The application is further requesting a special use permit to allow the construction of a two-story mixed use building with a proposed footprint of 2,156 square feet and 5 on-site parking spaces (4 of which are designed as tandem parking spaces) at 1016 College Avenue. The main floor would have a business and professional office and the second floor would have 2-3 apartments units.

The application has been submitted by LX4 Properties, LLC, c/o Mike Lanham, 375 Hawthorne Boulevard, Glen Ellyn, IL 60137.

The property that is the subject of the variation is legally described as:

THE WEST 1/2 OF LOT 9 AND ALL OF LOT 10 IN ANDERSON’S RESUBDIVISION OF A PART OF LOT 5 OF ANDERSON’S ADDITION TO WHEATON, IN THE WEST 1/2 OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 12, 1885 AS DOCUMENT 324825 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-110-007; -008

The subject property is commonly known as 1016 College 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](mailto: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.

Nicole Aranas, Chair  
Wheaton Planning and Zoning Board