

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, June 8, 2021 at 7:00 p.m. remotely via Zoom, <https://us02web.zoom.us/j/89957856030>, Passcode: 530550 or by calling (312) 626-6799, Meeting ID: 899 5785 6030, Passcode: 530550 to consider the following zoning application:

Zoning Application #21-15. An application requesting a special use permit to Article 18.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,200 square foot commercial building for a fast food and drive-thru restaurant with 50 on-site parking spaces, following the demolition of the existing structures, at 908 E. Roosevelt Road. The application is further requesting the following variations:

1. Per Article 6.6.2a(2) - A front yard landscape setback of 5.1 feet in lieu of the required 15 feet.
2. Per Article 6.6.2b(2) - Side yard landscape setbacks of 5 feet in lieu of the required 10 feet.
3. Per Article 22.5.18 - On-site parking of 50 parking spaces in lieu of the required 66 parking spaces.
4. Per Article 23.7.1e - A front yard ground sign setback of .5 feet in lieu of the required 10 feet.

The subject property is approximately 1.2 acres in size and zoned C-3 General Commercial District.

The application has been submitted by Chris McGuire - McCON Building Corporation, 1059 Circle Drive, Highland, WI 53543 on behalf of the property owner, Generation Real Estate, LLC, P.O. Box 190, Lake Geneva, Illinois 53147.

The property that is the subject of the special use permit and variation request is legally described as:

PARCEL 1: THE EAST 60 FEET OF LOT 3 (EXCEPT THE NORTH 8 FEET THEREOF) OF ROOSEVELT HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 60 FEET OF LOT 3 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE EAST 60 FEET OF LOT 4 (EXCEPT THE NORTH 8 FEET THEREOF) IN ROOSEVELT HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTH ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-21-201-011; -050

The subject property is commonly known as 908 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 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.

Nicole Aranas, Chair
Wheaton Planning and Zoning Board



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

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