

**NOTICE OF PUBLIC HEARING**

The Wheaton City Council, acting as a hearing body, will hold a public hearing on Monday, June 13, 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/81820566078> or dial (312) 626-6799, Meeting ID: 818 2056 6078, Passcode: 310275 to consider the following zoning application:

Zoning Application #22-16. An application requesting a rezoning to the C-4 CBD Perimeter Commercial District with a special use permit for a planned unit development to allow the construction and use of an apartment complex on the block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west, following the demolition of the existing structures. The apartment complex is proposed with 334 units, 7-stories, 438 parking spaces, and 4,502 square feet of first-floor commercial (restaurant) space. The entire property is 112,820 square feet (2.59 acres) in size and currently zoned a mix of C-2 Retail Core Business District and C-4 CBD Perimeter Commercial District.

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

1. Per Article 19.5A - A proposed height of 7 stories in lieu of the maximum 4 stories or 50 feet, whichever is greater.
2. Per Article 19.5.B - A proposed lot area of 338 square feet per dwelling unit in lieu of the minimum 2,000 - 3,000 square feet per dwelling unit.
3. Per Article 19.5D.a - A building setback on Liberty Drive ranging from 0.0 feet to 4.6 feet and a building setback on Willow Avenue of 0.0 feet in lieu of the required 5.0 feet.

The application is further requesting the vacation of the existing public alley that runs east-west between Wheaton Avenue and Hale Street on the block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west.

The application has been submitted by Willow Avenue Apartments, LLC, 570 Lake Cook Road, Suite 325, Deerfield, IL 60015 on behalf of the following property owners: West Liberty LLC, 3 Grant Square, Unit 323, Hinsdale, IL 60521; Trust Number 12-2340-01, 1316 Sherman Avenue, Unit 234, Evanston, IL 60201; Lawrence F. Schab, 910 E. Indiana Avenue, Wheaton, IL 60187; Wheaton Commons LLC, 5409 Washington Street, Downers Grove, IL 60515; Eric Kelso, 221 S. Wheaton Avenue, Wheaton, IL 60187; John and Deanna Jackson, 539 E. Hawthorne Boulevard, Wheaton, IL 60187; and Vivian Bogdonoff, 201 W. Willow Avenue, Wheaton, IL 60187.

The subject property consists of eight properties and one public alley that are legally described as follows:

Property 1 commonly known as 204 W. Liberty Drive, Wheaton, IL 60187.

THE NORTH 99 FEET (EXCEPT THE WEST 12 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2



OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

05-16-314-008

Property 2 commonly known as 208 S. Hale Street, Wheaton, IL 60187.

PARCEL 1: THE SOUTH 49.5 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN J.C. WHEATON'S ADDITION TO THE TOWN ON WHEATON, A SUBDIVISION OF PART OF 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: LOT 2 AND THAT PART OF LOT 1, LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED WESTERLY TO THE WEST LINE OF SAID LOT 1 IN THE FARRAR'S ASSESSMENT PLAT OF THE WEST 40 FEET OF LOT 11, THE NORTH 48 FEET (EXCEPT THE WEST 40 FEET THEREOF) OF LOT 11 AND THE NORTH 48 FEET OF LOT 12, ALL IN BLOCK 4 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED AUGUST 17, 1960 AS DOCUMENT NUMBER 976280, IN DUPAGE COUNTY, ILLINOIS.

05-16-314-009; -020

Property 3 commonly known as 211 S. Wheaton Avenue, Wheaton, IL 60187.

PARCEL 1: ALL THAT PART OF LOT 3 LYING SOUTH OF SOUTH LINE OF RAILROAD AVENUE (NOW LIBERTY DRIVE) (EXCEPTING THEREFROM THE EAST 30 FEET THEREOF) IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON/ BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 4 (EXCEPT THAT PART LYING IN LIBERTY DRIVE) IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 6 (EXCEPTING THEREFROM THAT PART OF SAID LOT CONVEYED FOR THE RELOCATION OF SOUTH RAILROAD STREET, BY DEED, RECORDED AS DOCUMENT NUMBER 73623) IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: LOT 5 (EXCEPT THAT PART WHICH LIES IN LIBERTY DRIVE) IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2

OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE EAST 30 FEET OF LOT 3 LYING SOUTH OF THE SOUTH LINE OF SOUTH RAILROAD STREET IN BLOCK 4 IN IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6: WEST 12 FEET OF THE NORTH 99 FEET OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 49.5 FEET THEREOF) IN BLOCK 4 IN IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 7: THE EAST 16 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8: THAT PART OF LOT 1 LYING SOUTH OF THE SOUTH LINE OF LOT 2 EXTENDED WESTERLY TO THE WEST LINE OF SAID LOT 1, IN FARRAR'S ASSESSMENT PLAT OF THE WEST 40 FEET OF LOT 11, THE NORTH 48 FEET (EXCEPT THE WEST 40 FEET THEREOF) OF LOT 11 AND THE NORTH 48 FEET OF LOT 12, ALL IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1960 AS DOCUMENT NUMBER 976280, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 9: THAT PART OF BLOCK 4 OF J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WILLOW AVENUE WITH THE WEST LINE OF HALE STREET AND RUNNING THENCE WEST ALONG THE NORTH LINE OF WILLOW AVENUE 48 FEET FOR A PLACE OF BEGINNING; THENCE NORTH PARALLEL TO HALE STREET, 84 FEET; THENCE WEST PARALLEL TO WILLOW AVENUE, 40 FEET; THENCE SOUTH 84 FEET TO THE NORTH LINE OF WILLOW AVENUE; THENCE EAST 40 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 10: LOT 9 IN BLOCK 4 IN J. C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 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 NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

05-16-314-014; -018; -021; -023; -024

Property 4 commonly known as 213 W. Willow Avenue, Wheaton, IL 60187.

LOT 10 IN BLOCK 4 IN J.C. WHEATON'S ADDITION TO WHEATON, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

05-16-314-015

Property 5 commonly known as 213 S. Wheaton Avenue, Wheaton, IL 60187.

THE NORTH 66 FEET OF THE WEST 50 FEET OF LOT 7 IN BLOCK 4 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 NO. 9567, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-16-314-010

Property 6 commonly known as 221 S. Wheaton Avenue, Wheaton, IL 60187.

THE WEST 50 FEET OF THE NORTH 33 FEET OF THE SOUTH 66 FEET OF LOT 7 IN BLOCK 4 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 NO. 9567, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-16-314-011

Property 7 commonly known as 223 S. Wheaton Avenue, Wheaton, IL 60187.

THE SOUTH 33 FEET OF THE WEST 50 FEET OF LOT 7 IN BLOCK 4 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 NO. 9567, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-16-314-012

Property 8 commonly known as 201 W. Willow Avenue, Wheaton, IL 60187.

EAST 48 FEET OF THE SOUTH 84 FEET OF LOT 12 IN BLOCK 4 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 NO. 9567, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-16-314-019

The public alley is commonly known as the existing public alley that runs east-west between Wheaton Avenue and Hale Street on the block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west.

ALL OF THE 16.5 FOOT EAST-WEST ALLEY AS DEDICATED AND RUNNING THROUGH THE CENTER OF BLOCK 4 IN J.C. WHEATON'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as the block bounded by Liberty Drive on the north, Hale Street on the east, Willow Avenue on the south, and Wheaton Avenue on the west, 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