

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, August 24, 2021 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/82203779296> or dial (312) 626-6799, Meeting ID: 822 0377 9296, Passcode: 450464 to consider the following zoning application:

Zoning Application #21-20. An application requesting an amendment to the text of Article 5 (Administration and Enforcement) of the Wheaton Zoning Ordinance by deleting Article 5.11.B1 in its entirety and replacing it with the following language:

“Article 5.11.B1 - When two or more principal structures on a single zoning lot located in the I-1, O-R, C-1, C-2, C-3, C-4, and C-5 Commercial Zoning District is developed.”

The application is further 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 structure, at 250 E. Roosevelt Road. The first commercial building would be a 10,000 square foot nursery school with an outdoor playground and 35 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 23 on-site parking spaces. The subject property is approximately 1.65 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.
3. Per Article 6.7.1 - The business and professional office (proposed urgent care) has building perimeter landscaping setbacks of 2 feet in lieu of the required 8 feet on both the north and east sides of the building.
4. Per Article 15.2 - The southeast corner of the nursery school has a building setback of 20 feet in lieu of the required 26 feet (height of building).

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 owner, PNC Bank, National Association, PNC Realty Services at the Tower at PNC Plaza, 300 Fifth Avenue, 22nd Floor, Pittsburgh, PA 15222.

The property that is the subject of the special use permit 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 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 Board 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.

Nicole Aranas, Chair
Wheaton Planning and Zoning Board