

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, October 13, 2020 at 7:00 p.m. remotely via Zoom, <https://us02web.zoom.us/j/86412272617>, Password: 127579 or by calling (312) 626-6799, Meeting ID: 864 1227 2617, Password: 127579 to consider the following zoning application:

Zoning Application #20-08. An application requesting a text amendment to Article 17.4 of the Wheaton Zoning Ordinance to allow a “Banquet Facility” (as defined by Article 2 of the Wheaton Zoning Ordinance) as a special use in the C-2 Retail Core Business District. The application is further requesting a special use permit to allow a “Banquet Facility” to occupy the existing building located at 122 N. Main Street. This property is zoned C-2 Retail Core Business District.

The application has been submitted by Qoppa, LLC dba The Moment on Main, LLC, 2531 Division Street, Suite 103, Joliet, IL 60435 on behalf of the property owner, North Hale, LLC, 233 E. Prairie Avenue, Wheaton, IL 60187.

The subject property is legally described as:

PARCEL 1: THE EAST 88.35 FEET OF LOT 7 IN BLOCK 7 OF PLAT OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS CREATED BY DEED RECORDED JANUARY 25, 1965 AS DOCUMENT R65-2473, OVER AND UPON THE NORTH 12 FEET OF THAT PART OF LOT 6 LYING EASTERLY OF THE CENTER LINE OF THE NORTH AND SOUTH ALLEY AS NOW LOCATED IN SAID LOT; AND THE NORTH 12 FEET OF THAT PART OF LOT 7 LYING WEST OF THE WEST LINE OF THE EAST 88.35 FEET OF SAID LOT 7, AFORESAID.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN INGRESS AND EGRESS CREATED BY GRANT RECORDED JULY 13, 1994 AS DOCUMENT R94-151549, OVER AND UPON THE SOUTH 5 FEET OF LOT 1 AND THE SOUTH 5 FEET OF THE EAST 33 FEET OF LOT 2 IN BLOCK 7 OF THE PLAT OF THE TOWN OF WHEATON, A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-302-014

The subject property is commonly known as 122 N. Main Street, 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

