

**NOTICE OF PUBLIC HEARING**

The Wheaton City Council, sitting as a hearing body, will hold a public hearing on Monday, January 26, 2026 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/webinar/register/WN\\_4ohEw93zQxmflSk\\_TqhUPQ](https://us02web.zoom.us/webinar/register/WN_4ohEw93zQxmflSk_TqhUPQ) or dial (312) 626-6799, Meeting ID: 844 3608 5900 Passcode: 729543 to consider the following zoning application:

Zoning Application #26-02. An application requesting a rezoning of certain property at 119 - 125 E. Front Street, Wheaton, IL 60187 from the C-2 Retail Core Business District to the C-4 CBD Perimeter Commercial District and issuance of a special use permit to allow off-street parking on a separate lot within 300 feet of the building or use served.

The application has been submitted by CFXN Properties, LLC, 1411 Champion Forest Ct., Wheaton, IL 60187 on behalf of the property owner, ARCLAC Properties, LLC, 316 E. Jefferson Avenue, Wheaton, IL 60187.

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

PARCEL 1:

THE EAST 24 5/10 FEET IN WIDTH OF THE WEST 41.5 FEET IN WIDTH OF LOT 9, IN BLOCK 6 IN THE TOWN OF WHEATON, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1853 AS DOCUMENT 7256, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

THE TRACT SOUTH AND ADJOINING THE ABOVE DESCRIBED TRACT, DESCRIBED AS FOLLOWS:  
BEGINNING 17 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 23 FEET TO THE NORTH LINE OF NORTH RAILROAD STREET; THENCE NORTH 82 DEGREES EAST ALONG SAID NORTH LINE 24 9/12 FEET; THENCE NORTH 20 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE WEST ON SAID LINE, 24 5/10 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 9, EXCEPT THE WEST 41.5 FEET THEREOF, AS MEASURED ON THE NORTH LINE THEREOF, IN BLOCK 6 OF THE TOWN OF WHEATON, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1853 AS DOCUMENT 7256, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT POINT ON THE SOUTH LINE OF LOT 9 IN BLOCK 6 OF THE TOWN OF WHEATON, THAT IS 41.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE 25.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH ALONG



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

THE EAST LINE OF SAID LOT 9; EXTENDED SOUTH, FOR A DISTANCE OF 12.42 FEET TO THE NORTHERLY LINE OF NORTH RAILROAD STREET, AS RELOCATED (NOW EAST FRONT STREET); THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 25.66 FEET TO THE EAST LINE OF THE WEST 41.5 FEET OF SAID LOT 9, EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENSION OF THE EAST LINE OF SAID WEST 41.5 FEET OF LOT 9, 16.66 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5:

PART OF LOT 10 IN BLOCK 6 OF THE TOWN OF WHEATON AND THAT PIECE OF LAND LYING SOUTH OF THE SAME, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF NORTH RAILROAD STREET (NOW FRONT STREET) AT A POINT '12,87 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 10 AS ORIGINALLY PLATTED FOR A POINT OF BEGINNING AND RUNNING THENCE NORTH AND ALONG THE WEST LINE OF SAID LOT 167.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 40 FEET; THENCE EAST 16 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 10 TO THE NORTH LINE OF NORTH RAILROAD STREET (NOW CALLED FRONT STREET); THENCE WESTERLY ALONG THE NORTHERLY LINE OF FRONT STREET TO THE POINT OF BEGINNING, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TOWN OF WHEATON RECORDED JUNE 20, 1853 A D 7256, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 10 IN BLOCK 6 OF THE TOWN OF WHEATON AND PART OF THE EAST 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, LYING BETWEEN THE SOUTH LINE OF SAID BLOCK 6 AND THE NORTH LINE OF FRONT STREET (AS NOW LOCATED) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 10, 40 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 10, 40 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 10 AND SAID LINE EXTENDED, 124.7 FEET TO THE NORTH LINE OF FRONT STREET, THENCE EASTERLY ALONG THE NORTH LINE OF FRONT STREET TO THE WEST LINE OF CROSS STREET AND THE EAST LINE OF SAID LOT 10 EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF CROSS STREET 118.1 FEET TO THE POINT OF BEGINNING, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1853 AS DOCUMENT 7256, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-16-303-019, 020, 021 and 023

The subject property is commonly known as 119 - 125 E. Front 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 the 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