

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, March 12, 2024 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/84326241422> or dial (312) 626-6799, Meeting ID: 843 2624 1422, Passcode: 817211 to consider the following zoning application:

Zoning Application #24-06. An application requesting an amendment to an existing special use permit approved for Cosley Zoo located at 1356 N. Gary Avenue. The applicant, the Wheaton Park District, is requesting approval of a special use permit pursuant to Article 22.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a new 93 space off-street parking lot located on a separate lot within 300 feet of the building or use served. The new parking lot would be located on the east side of Gary Avenue at 1225, 1295, 1303, 1307, 1313, 1325, and 1351 N. Gary Avenue. The existing employee parking lot with 30 spaces located at 1351 N. Gary Avenue, which was previously authorized by City Ordinance No. F-0674, would be removed. The subject property is zoned R-3 Residential District.

The application has been submitted by the Wheaton Park District, 102 E. Wesley Street, Wheaton, IL 60187.

The subject property is legally described as:

PARCEL 1: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 AND RUNNING THENCE NORTH 0 DEGREES 52 MINUTES EAST ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 507 FEET; THENCE NORTH 89 DEGREES 44 MINUTES WEST, 388.5 FEET TO THE SOUTHEAST CORNER OF LAND DEEDED TO GEORGE VOELZ AND RECORDED AS DOCUMENT NUMBER 162259 IN BOOK 143 OF DEEDS, PAGE 230; THENCE NORTH 0 DEGREES 18 MINUTES EAST ALONG VOELZ EAST LINE 229.17 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 55 DEGREES 58 MINUTES WEST, 569.01 FEET TO THE CENTER OF GARY AVENUE; THENCE NORTH 35 DEGREES 11 MINUTES WEST ON THE CENTER LINE OF GARY AVENUE, 72.92 FEET; THENCE NORTH 55 DEGREES 58 MINUTES EAST, 622.83 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES WEST, 85.6 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (EXCEPT THAT PART LYING IN GARY AVENUE.)

AND ALSO,

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 0 DEGREES 52 MINUTES EAST ON THE EAST LINE OF SAID NORTHWEST OF THE SOUTHEAST QUARTER 507 FEET; THENCE NORTH 89 DEGREES 44 MINUTES WEST, 388.5 FEET TO THE SOUTHEAST CORNER OF LAND DEEDED TO GEORGE VOELZ AND RECORDED AS DOCUMENT 162259; THENCE NORTH 0 DEGREES 18 MINUTES EAST ON VOELZ EAST LINE, 135 FEET TO VOELZ NORTHEAST CORNER FOR A PLACE OF BEGINNING; THENCE SOUTH 55 DEGREES 58 MINUTES WEST ON VOELZ NORTHERLY LINE 515.2 FEET TO THE CENTER LINE OF GARY AVENUE;



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

THENCE NORTH 35 DEGREES 11 MINUTES WEST ON CENTER LINE OF GARY AVENUE 80.21 FEET; THENCE NORTH 55 DEGREES 58 MINUTES EAST, 569.01 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES WEST, 94.17 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. (EXCEPT THAT PART LYING IN GARY AVENUE.)

AND ALSO,

PARCEL 3: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IF SAID SECTION 8 AND RUNNING THENCE NORTH 0 DEGREES 52 MINUTES EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, 507.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES WEST, 388.5 FEET TO THE NORTHWEST CORNER OF A TEN ACRE TRACT OF LAND OWNED BY JOHN H. POOLE FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 44 MINUTES WEST, 40.0 FEET; THENCE SOUTH 56 DEGREES 18 MINUTES WEST, 404.1 FEET TO THE CENTER LINE OF SAID GARY AVENUE, 89.0 FEET; THENCE NORTH 56 DEGREES 18 MINUTES EAST 515.2 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEGREES 52 MINUTES WEST 135.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO,

LOT 1 IN WILLIAMS RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 29, 1989, AS DOCUMENT R89-120886 IN DUPAGE COUNTY, ILLINOIS.

AND ALSO,

LOTS 2, 3 AND 4 OF WILLIAMS RE-SUBDIVISION OF THOMPSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1978 AS DOCUMENT R78-89345 IN DUPAGE COUNTY, ILLINOIS.

AND ALSO,

LOT 1 IN WHEATON PARK ASSESSMENT PLAT, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1990 AS DOCUMENT NUMBER R90-160205 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-408-014; -032; -033; -034; -035; -039; 05-08-409-022

The subject property is commonly known as 1225, 1295, 1303, 1307, 1313, 1325, and 1351 N. Gary Avenue, 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