

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, March 22, 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/82464051666> or dial (312) 626-6799, Meeting ID: 824 6405 1666, Passcode: 057328 to consider the following zoning application:

Zoning Application #22-05. An application 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 2031 N. Gary Avenue. The subject property would be subdivided into three lots but would remain under unified control; Lot 1 would be 1.683 acres, Lot 2 would be 1.3 acres, and Lot 3 would be 1.1 acres. The first commercial building, proposed on Lot 1, would be a 4,400 square foot convenience filling station. The second commercial building, proposed on Lot 2, would be a 5,243 square foot car wash. The proposed use of both the convenience filling station and car wash require further special use approval. A stormwater detention area, proposed on Lot 3, would serve the whole development. The entire property is 4.083 acres in size and zoned C-5 Planned Commercial District.

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

1. Per Article 6.8.3a - The fuel tank pavement on proposed Lot 1 has a lot perimeter landscape setback of 14 feet in lieu of the required 15 feet from the east property line.
2. Per Article 6.8.3a - The dumpster enclosure on proposed Lot 1 has a lot perimeter landscape setback of 5 feet in lieu of the required 15 feet from the east property line.
3. Per Article 6.8.3a - The dumpster enclosure on proposed Lot 2 has a lot perimeter landscape setback of 12 feet in lieu of the required 15 feet from the east property line.

The application has been submitted by GMX Real Estate Group, LLC, 3000 Dundee Road, Suite 408, Northbrook, IL 60062 on behalf of the property owner, Wheaton Bowling, Inc., an Illinois Corporation, 2031 N. Gary Avenue, Wheaton, IL 60187.

The property that is the subject of the special use permit for a planned unit development is legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 665.7 FEET; THENCE NORTH 89 DEGREES 03 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT 315804, 339.75 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, 664.4 FEET TO THE NORTH LINE OF SAID NORTH LINE, 339.75 FEET TO THE PLACE OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:



BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE ON A DEED BEARING NORTH 89 DEGREES 17 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 74.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES EAST, AT RIGHT ANGLES TO SAID NORTH LINE 50.0 FEET, MEASURED PERPENDICULAR, EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 8, FROM A POINT 74.37 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS WEST 50.0 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER 74.37 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST 74.37 FEET TO THE POINT OF BEGINNING.

P.I.N.: 05-09-102-109

The subject property is commonly known as 2031 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