

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, July 23, 2019 at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, to consider the following zoning application:

Zoning Application #19-10. An application requesting a text amendment to Article 17.4 of the Wheaton Zoning Ordinance to allow a “Virtual Reality Gaming Arcade” as a special use in the C-2 Retail Core Business District. The application is further requesting a text amendment to Article 2 of the Wheaton Zoning Ordinance to define a “Virtual Reality Gaming Arcade” as “A business with individual booth spaces with virtual reality headsets and related computer equipment available for customers to play virtual reality computer games as set up and monitored by the employees of the Arcade”. The application is further requesting a special use permit to allow a Virtual Reality Gaming Arcade to occupy the existing building located at 126 N. Hale Street. This property is zoned C-2 Retail Core Business District.

The application has been submitted by Farris Baker, 3525 W. Peterson Avenue, Suite 308, Chicago, IL 60659 on behalf of the property owner, 124 N. Hale Street Wheaton LLC, 9450 W. 144th Place, Unit 2B, Orland Park, IL 60462.

The subject property is legally described as:

THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 8; THENCE ON AN ASSUMED BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 66.4 FEET (RECORD=66.0), TO THE NORTHEAST CORNER OF LOT 9 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF LOTS 9 AND 10, A DISTANCE OF 67.08 FEET TO A POINT ON THE NORTH FACE OF THE NORTH WALL OF THE BRICK CHAPEL BUILDING, SAID POINT BEING APPROXIMATELY 0.57 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 9; THENCE SOUTH 89 DEGREES 24 MINUTES 36 SECONDS WEST, ALONG A LINE COINCIDENT WITH SAID NORTH FACE OF THE NORTH WALL OF THE BRICK CHAPEL BUILDING (AS EXISTING AND CONSTRUCTED ON LOTS 9 AND 10 ON AUGUST 1, 1949), A DISTANCE OF 133.33 FEET TO A POINT ON THE WEST LINE OF LOT 9, WHICH IS .014 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF LOT 9, 66.28 FEET TO THE NORTHWEST CORNER OF LOT 9; THENCE NORTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF LOT 9, 133.43 FEET (RECORD=132.0), TO THE POINT OF BEGINNING; ALL IN BLOCK 8 OF THE PLAT OF WHEATON IN SECTION 16, TOWNSHIP 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.

PIN: 05-16-301-028

The subject property is commonly known as 126 N. Hale 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 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.

Scott Weller, Chair
Wheaton Planning and Zoning Board



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SUZANNE FITCH | JOHN RUTLEDGE | TODD SCALZO | CHRISTOPHER ZARUBA