

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that ABDH Partners, LLC, 7121 W 79th Street, Overland Park , KS 66204 (“Petitioner”) has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of a variance to section 6-9-3 to reduce the number of required off-street parking spaces to allow for a fast food establishment, and any such other variances, departures or deviations as may be necessary under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), to allow for a fast food establishment at the property having a common street address of 1967 Glacier Park Avenue and legally described as follows:

PARCEL 1:

LOT 3 OF GLACIER PARK RESUBDIVISION NO. 9, BEING A RESUBDIVISION OF LOT 1 OF GLACIER PARK RESUBDIVISION NO. 8 IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-15-302-011

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED JULY 10, 1996 AND RECORDED JULY 24, 1996 AS DOCUMENT R96-122605 BY AND BETWEEN W/H NO. 27, L.L.C., KEY WESTER FISH AND PASTA HOUSE OF ILLINOIS FOR THE PURPOSE OF INGRESS AND EGRESS ON, OVER AND ACROSS THOSE DRIVEWAY AREAS IDENTIFIED ON THE SITE PLAN, WHICH SITE PLAN IS ATTACHED AS EXHIBIT B TO SAID AGREEMENT, AS "PERPETUAL ACCESS DRIVES."

PIN: 07-15-302-019

The subject property is currently zoned B2 (Community Shopping Center District) and is owned by Nare High Grove III, LLC, 27 N. Green Street, Chicago, IL 60607 (“Property Owner”). The Petitioners, as the Property Owners, are seeking approval of a variance to reduce the number of off-street parking spaces for a proposed fast food establishment at the property. The Petition is on file with the City as PZC Case # 22-1-091 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/4LtpZx665y8RJbx>

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, February 1, 2023. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

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Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

Submission of written comments prior to the meeting, or public hearing if applicable:

- Written comments may be emailed to planning@naperville.il.us.
- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

Speaking during the meeting, or public hearing, if applicable:

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
 - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.