



PUBLIC HEARING NOTICE

DuPage County, Wood Dale, IL

A Public Hearing will be conducted by the Wood Dale Community Development Commission during a meeting on Monday, August 19, 2024 at 7:00 p.m. in the Council Chambers of Wood Dale City Hall, 404 N Wood Dale Road, Wood Dale, Illinois, concerning the application described herein.

An application has been filed by C1 Chicago 2 LLC for a Map Amendment (Rezoning) upon Annexation via amended Annexation Agreement and an amendment to the Preliminary Subdivision Plat including Vacation of streets for subject property which consists of seven unincorporated properties in the Mohawk Manor Subdivision, pursuant to Sections 17.205.A, 17.802, 17.804, and 17.206 of the Municipal Code of the City of Wood Dale and applicable zoning regulations. The intent of the petition is to enable redevelopment of the area generally located along IL Route 83 (Busse Road) between Washington Street to the north and Foster Avenue to the south, also known as the Bryn Mawr III project. A similar request was approved by the City Council in March of 2024 for 63 properties in the general vicinity of the subject property. Since that date, the applicant has acquired the seven remaining properties in the subdivision which are subject to the public hearing being heard under Case No. CDC-2024-0006.

The subject property is described as follows:

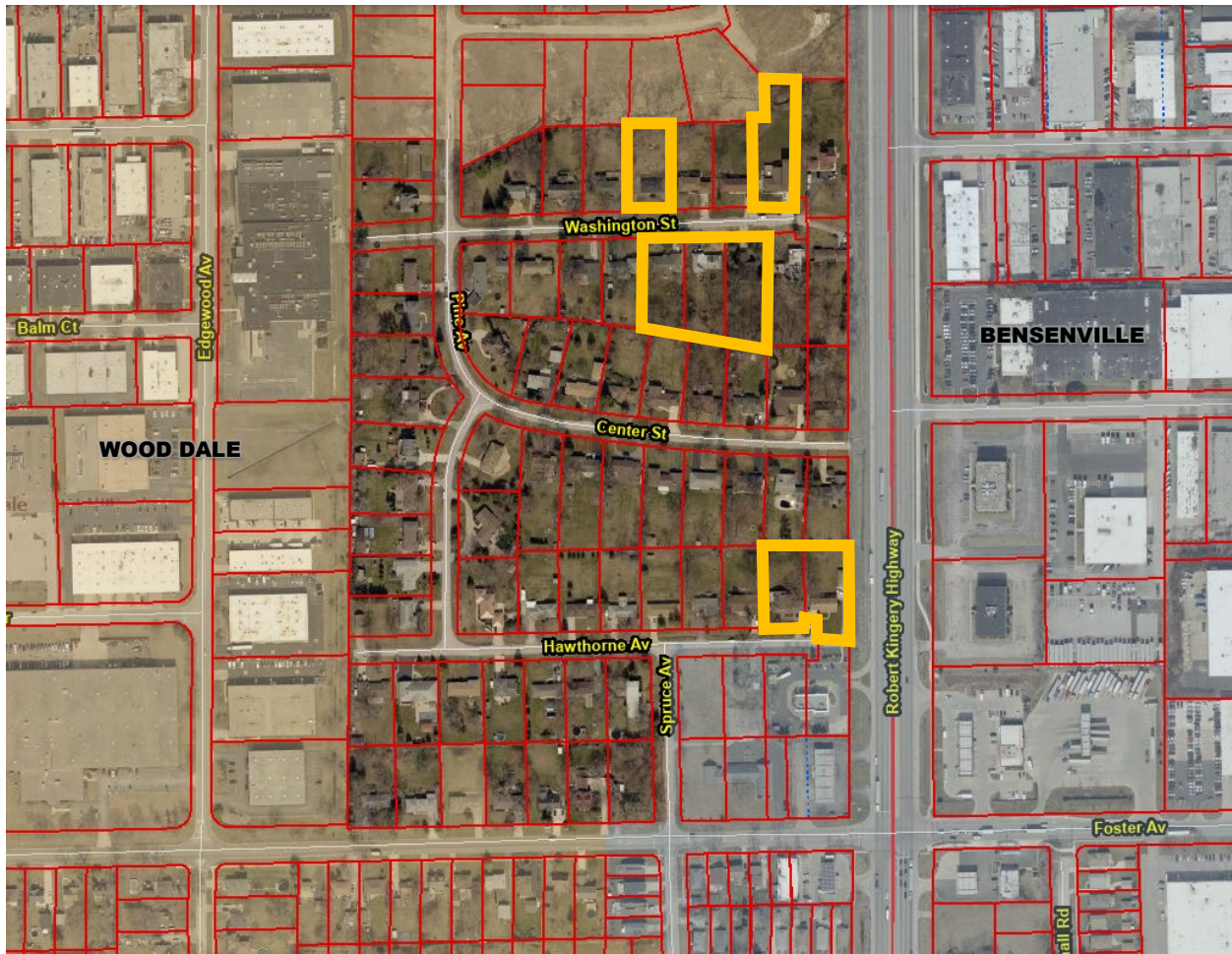
Lot 52 - 17W080 Washington St (PIN: 0310205010); Lot 55 - 17W040 Washington St (PIN: 0310205013); Lot 61 - 17W075 Washington St (PIN: 0310206005); Lot 60 - 17W061 Washington St (PIN: 0310206006); Lot 59 - 17W049 Washington St (PIN: 0310206007); Lot 93 - 17W036 Hawthorne Ave (PIN: 0310207018); and Lot 94 - 17W022 Hawthorne Ave (PIN: 0310207019) in Bensenville, Illinois.

This subject property, approximately 3.85 acres in combined size, is proposed to be rezoned from R-1, Estate Residential to I-1 Industrial/Business Park upon annexation to the City of Wood Dale. The applicant is also seeking approval of an amended Preliminary Subdivision Plat including vacation of portion of Washington Street, Pine Avenue, Center Street and Hawthorne Avenue. The zoning and development approvals sought will provide for the demolition of the existing single-family homes and for the construction of new data center buildings on the property in the future which will be subject to a separate public hearing process. C1 Chicago 2 LLC is the applicant and the property owner.

All persons interested are invited to attend said hearing and be heard. The public hearing may be continued to another date, time, and place without the publication or delivery of another notice such as this one. The Community Development Commission may also consider such other relief as may be necessary or desirable in connection with the application. Said application is on file and available for examination during regular business hours at the Community Development Department at the Wood Dale City Hall. For reference please see the CDC Agenda Packet on our website at www.wooddale.com > Government > Agendas & Minutes > Community Development Commission.

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The public is encouraged to submit written comments and questions prior to the public hearing to gpciecha@wooddale.com. All written comments and questions will be shared with the Community Development Commission.

Dated this 2 day of August 2024
Lynn Curiale, City Clerk

Questions regarding this notice can be directed to Gosia Pociecha at (630) 787-3734 or gpciecha@wooddale.com