

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, January 28, 2020 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 #20-01. An application requesting approval of a preliminary plat of subdivision for the property located at 1505 Harwarden Street and 213 Prospect Street. The preliminary plat of subdivision proposes subdividing the property into four (4) single-family lots with lot widths ranging from 65.0 feet to 87.0 feet following the demolition of all existing structures. The application is further requesting a variation to Article 10.2.8 of the Wheaton Zoning Ordinance to allow lot depths of 131.0 feet for proposed lot 1, 120.0 feet for proposed lot 3 and 118.69 feet for proposed lot 4 in lieu of the required 132.0 feet for all three lots. The property is .84 acres in size and will remain zoned R-4 Residential.

The application has been submitted by Evermore Homes Ltd., 57 E. Hattendorf Avenue, Suite 120, Roselle, IL 60172 on behalf of the property owner, Paper One, LLC, 551 Oak Knoll Road, Barrington, IL 60010.

The subject property is legally described as:

LOTS 2 AND 3 IN SECOND BAPTIST CHURCH RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER R2018-089988, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-127-039; -040

The subject property is commonly known as 1505 Harwarden Street and 213 Prospect 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

