

NOTICE OF PUBLIC HEARING

The Wheaton City Council, acting as a hearing body, will hold a public hearing on Monday, February 27, 2023, at 7:00 p.m. in the City Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, in-person and via zoom at <https://us02web.zoom.us/j/82560062151> or dial (312) 626-6799, Meeting ID: 825 6006 2151, Passcode: 851617 to consider the following zoning application:

Zoning Application #23-03. A petition for annexation of the property located at 2021 Stoddard Avenue to the City of Wheaton. The property would be rezoned to the R-2 Residential District zoning classification. The existing single-family residence would be demolished, and a new two-story single-family residence would be constructed. The new residence would be connected to City water and sewer.

Per Article 8.2.5 of the Wheaton Zoning Ordinance, this annexation petition is further requesting a front yard setback variation for the new two-story residence of 40.0 feet in lieu of the required 64.5 feet.

The petition has been submitted by The Windham Group on behalf of the property owners, Matthew and Melissa Cox, 2041 Windham Circle, Wheaton, IL 60187.

The subject property is legally described as:

LOT 15 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, ALSO THAT PART LYING SOUTH OF THE CENTERLINE OF GENEVA ROAD OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 10, 1924, AS DOCUMENT 175034 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-10-101-008

The subject property is commonly known as 2021 Stoddard 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 Mayor and City Council prior to or at the public hearing. Copies of both the annexation petition and agreement are available for review in the office of the Director of Planning and Economic Development, 303 West Wesley Street, Wheaton, Illinois during normal business hours.

Andrea Rosedale, City Clerk
City of Wheaton, Illinois

