

**NOTICE OF PUBLIC HEARING**

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, May 9, 2023 at 7:00 p.m. in the Council Chambers of the Wheaton City Hall, 303 West Wesley Street, Wheaton, Illinois, in-person and via zoom at <https://us02web.zoom.us/j/81725282649> or dial (312) 626-6799, Meeting ID: 817 2528 2649, Passcode: 676975 to consider the following zoning application:

Zoning Application #23-09. An application requesting an amendment to the text of the Wheaton Zoning Ordinance, Article 28 Northside Residential Overlay District. Specifically, the application is requesting to repeal and replace the existing language for Front Loading Garages in Article 28.2B.2.

The existing language in Article 28.2B.2 reads as follows:

“Front loading garages. In an effort to minimize the appearance of attached front loaded garages, the total floor area of attached front loaded garages shall be counted towards the gross floor area for the purposes of calculating floor area ratio. All attached front loaded garages must be located at least 5 feet behind the front face of the principal building. On corner lots, an attached front-loaded garage is any garage which faces the same street as the front door of the house.

A front loaded attached garage shall not occupy more than one-third of the front façade of any single family dwelling. This limitation shall not, however, prevent the construction of a front loaded attached garage less than **22** feet in width.”

The proposed language in Article 28.2B.2 reads as follows:

“Front loading garages. In an effort to minimize the appearance of attached front loaded garages, the total floor area of attached front loaded garages shall be counted towards the gross floor area for the purposes of calculating floor area ratio. All attached front loaded garages must be located at least 5 feet behind the front face of the principal building. On corner lots, an attached front-loaded garage is any garage which faces the same street as the front door of the house.

A front loaded attached garage shall not occupy more than one-third of the front façade of any single family dwelling. This limitation shall not, however, prevent the construction of a front loaded attached garage less than **26** feet in width.”

The application is further requesting a variation to the Wheaton Zoning Ordinance, Article 9.2.5 to allow the construction and use of a new residence with a front yard setback of 35.0 feet in lieu of the required 60.96 feet, all on property commonly known as 114 W. Prairie Avenue. The subject property is 10,530



square feet, zoned R-3 Residential District, and is located in the Northside Residential Overlay District.

The application has been submitted by Michael Vivoda, Two Wheaton Center, Unit 508, Wheaton, IL 60187 on behalf of the property owner, Todd Bredehoeft, 120 W. Prairie Avenue, Wheaton, IL 60187.

The subject property is legally described as:

LOT 2 IN EVANS-MATTHEWS ASSESSMENT PLAT OF LOT 1 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 8 OF JESSE C. WHEATON, JR'S ADDITION TO WHEATON, IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EVANS-MATTHEWS ASSESSMENT PLAT RECORDED DECEMBER 17, 1956 AS DOCUMENT 827072, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-311-011

The subject property is commonly known as 114 W. Prairie Avenue, Road, 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.

Nicole Aranas, Chair  
Wheaton Planning and Zoning Board