

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, June 13, 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/82987521591> or dial (312) 626-6799, Meeting ID: 829 8752 1591, Passcode: 640707 to consider the following zoning application:

Zoning Application #23-11. An application requesting Floor Area Ratio (FAR) and front yard setback variations to allow the construction of an expanded front porch, all on property commonly known as 603 N. West Street, Wheaton, IL 60187. Specifically, the application is requesting a variation to Article 5.7B(3).7 of the Wheaton Zoning Ordinance to increase the Floor Area Ratio to 44.7% in lieu of the 40% limit. The application is further requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 48.36 feet in lieu of the required 50.7 feet.

The application has been submitted by the property owner, Travis Pearse, 603 N. West Street, Wheaton, IL, 60187.

The subject property is legally described as:

LOT 8 (EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH 72 FEET BEING A PIECE 7.5 FEET BY 60 FEET BORDRED ON THE EAST BY LOT 9 ON THE NORTH BY LOT 4 AND ON THE WEST BY LOT 7) IN ASSESSMENT PLAT OF BLOCK 13 OF MALLORY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ASSESSMENT PLAT RECORDED OCTOBER 6, 1897 AS DOCUMENT 65160, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-110-004

The subject property is commonly known as 603 N. West 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.

Nicole Aranas, Chair
Wheaton Planning and Zoning Board



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER