

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, November 10, 2020 at 7:00 p.m. remotely via Zoom, <https://us02web.zoom.us/j/89564942535>, Passcode: 324610 or by calling (312) 626-6799, Meeting ID: 895 6494 2535, Passcode: 324610 to consider the following zoning application:

Zoning Application #20-10. An application requesting an amendment to the text of the Wheaton Zoning Ordinance, Article 3.4B - Zoning Districts and General Regulations to add the following language: "8. Previously improved and currently operating private or public utility substations may remain on a lot existing at the time of a new proposed re-subdivision or new subdivision so long as the dimensions of the existing lot are the same or larger at the time, even if the lot has less than the minimum lot area, minimum lot depth and minimum lot width required by the bulk regulations of the zoning district in which it is located."

The application is further requesting subdivision of the property located at 1764 Wiesbrook Road (existing public utility substation) combined with the adjacent vacant property to the west in to a three lot subdivision. Proposed Lot 1 would be a buildable single-family lot of 57,012 square feet, proposed Lot 2 would be a buildable single-family lot of 24,479 square feet and proposed Lot 3 (existing public utility substation) would remain as a public utility substation with a lot size of 6,711 square feet which was previously authorized by an existing special use permit.

The application is further requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow rear yard setbacks of 10.0 feet in lieu of the required 25.0 feet for proposed Lot 1 and proposed Lot 2. The entire property would remain in the R-3 zoning district.

The application has been submitted by Mathieson House, LLC, an Illinois liability company, d/b/a/ M. House, 710 E. Ogden Avenue, Suite 690, Naperville, IL 60563 on behalf of the property owners, ComEd, 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, IL 60181 and Daniel and Barbara Petrey, 1261 Hidden Court, Wheaton, IL 60189.

The subject property is legally described as:

LOTS 1 AND 2 IN COMMONWEALTH EDISON COMPANY DCW 340 ASSESSMENT PLAT OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2002 AS DOCUMENT R2002-208303, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-19-405-009; -010

The subject property is commonly known as 1764 Wiesbrook Road (existing public utility substation) combined with the adjacent vacant property to the west, Wheaton, IL 60189.



At the public hearing, anyone wishing to make a public statement will be encouraged to do so. Written comments may be submitted to Wheaton's Staff Planner Tracy Jones at tjones@wheaton.il.us. 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