

NOTICE OF PUBLIC HEARING

The Wheaton City Council, acting as a hearing body, will hold a public hearing on Monday, November 28, 2022 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/86312776035> or dial (312) 626-6799, Meeting ID: 863 1277 6035, Passcode: 029784 to consider the following zoning application:

Zoning Application #22-27. An application requesting an amendment to the Annexation Agreement approved for 1501 Waldorth Court by City Ordinance F-1964 (“Original Ordinance”) on October 3, 2016. The Original Ordinance approved a front yard setback of 40.4 feet from the east (Orchard Road) property line in the Annexation Agreement for Lot 1. The applicant is now requesting a front yard setback of 30.0 feet in lieu of the previously approved 40.4 feet from the east (Orchard Road) property line and a rear yard setback of 20.0 feet in lieu of the required 25.0 feet from the west property line for Lot 1. The subject property is approximately 15,180 square feet in size and is zoned R-3 Single Family Residential District.

This amendment is requesting that the following variations are added to the existing Annexation Agreement under Section 5 - Development Standards, paragraph two:

1. Per Article 9.2.5 - A proposed front yard setback of 30.0 feet in lieu of the required 40.4 feet (as granted in the original Annexation Agreement) from the east (Orchard Road) property line.
2. Per Article 3.4A.6 - A proposed rear yard setback of 20.0 feet in lieu of the required 25.0 feet from the west property line.

The application has been submitted by Chicago Title Land Trust Company, a corporation of the State of Illinois whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, a Trustee under the provisions of a certain Trust Agreement dated July 20, 2018 and known as Trust Number 8002378592.

The subject property is legally described as:

LOT 1 IN WALDORTH COURT RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 2017 AS DOCUMENT NUMBER 2017-014504, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-20-309-010

The subject property is commonly known as 1501 Waldorth Court, 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 the City Council 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.

Andrea Rosedale, City Clerk
City of Wheaton, Illinois



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | SUZANNE FITCH | LYNN ROBBINS | SCOTT WELLER