

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, January 13, 2026 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/webinar/register/WN_ga5GS8u8SlixTuERnTUkqQ or dial (312) 626-6799, Meeting ID: 841 6087 0837, Passcode: 962029 to consider the following zoning application:

Zoning Application #26-01. An application requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle.

The application has been submitted by the property owner, Tamara Nowakowski, 87 Somerset Circle, Wheaton, IL 60189.

The property that is the subject of the variation is legally described as:

LOT 32 IN LORETTO CLUB, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2017 AS DOCUMENT NUMBER R2017-079153, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-29-201-033

The subject property is commonly known as 87 Somerset Circle, 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 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