

NOTICE OF PUBLIC HEARING

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, February 10, 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_p-zIABI3RHO8HD6VF4u9BA or dial (312) 626-6799, Meeting ID: 852 8727 7662, Passcode: 388417 to consider the following zoning application:

Zoning Application #26-05. An application requesting planned unit development approval per Article 5.11.B3 of the Wheaton Zoning Ordinance to allow the construction and use of a four-story apartment building with 20 units at 303 S. Main Street and 104-108 W. Willow Avenue. The proposed development is intended to provide individual apartments for veterans. Supportive services, case management, employment assistance and counseling will be provided on-site to these residents. The property is zoned C-4 CBD Perimeter Commercial District.

The application is further requesting a variation to Article 19.5B of the Wheaton Zoning Ordinance to allow a lot area of 707.3 square feet per unit in lieu of the required 2,000 square feet per unit.

The application has been submitted by the Midwest Shelter for Homeless Veterans, 433 Carlton Avenue, Wheaton, IL 60187 on behalf of the property owners, Kenneth G. Rezmer and Terra L. Rezmer, Santa Fe, TN.

The property that is the subject of the zoning request is legally described as:

LOT 1 IN BLOCK 8 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS

EXCEPTING:

THE WEST 52.5 FEET OF LOT 1 IN BLOCK 8 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS

AND EXCEPTING

THE SOUTH 70.15 FEET OF LOT 1 (EXCEPT THE WEST 97 FEET THEREOF) AND (ALSO EXCEPTING THAT PORTION FALLING WITHIN THE NORTH 115 FEET OF THE EAST 35 FEET AND 10 INCHES OF THE WEST 132 FEET AND 10 INCHES OF SAID LOT 1), ALL IN BLOCK 8 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-323-006; -007; -008

WHEATON MAYOR PHILIP J. SUESS



CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

The subject property is commonly known as 303 S. Main Street and 104-108 W. Willow Avenue, 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