

**NOTICE OF PUBLIC HEARING**

The Wheaton Planning and Zoning Board will hold a public hearing on Tuesday, September 27, 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/82514966326> or dial (312) 626-6799, Meeting ID: 825 1496 6326, Passcode: 241646 to consider the following zoning application:

Zoning Application #22-24. An application requesting variations to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a new single-family residence with a front yard setback (east property line) of 33.52 feet in lieu of the required 45.0 feet, a corner side yard setback (south property line) of 58.04 feet in lieu of the required 60.59 feet, and a rear yard setback (west property line) of 10.29 feet in lieu of the required 25.0 feet. The application is further requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a paver patio with a front yard setback (east property line) of 28.0 feet in lieu of the required 45.0 feet. The application is further requesting a variation to Article 10.2.5 and Article 24.5.8 of the Wheaton Zoning Ordinance to allow the construction and use of a pool with a front yard setback (east property line) of 24.0 feet in lieu of the required 45.0 feet and a rear yard setback (west property line) of 8.95 feet in lieu of the required 10.0 feet, all on property commonly known as 1300 Aurora Way.

The application has been submitted by Mike Tenerelli, 3 South 689 Breme Drive, Warrenville, IL 60555, on behalf of the property owner, Robert John, 2912 Raleigh Street, Denver, Colorado, 80212.

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

LOT 34 IN BLOCK 6 IN WHEATON GABLES, A SUBDIVISION OF THAT PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON THE 7<sup>TH</sup> DAY OF MAY, 1924, AS DOCUMENT 177386, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-101-069

The subject property is commonly known as 1300 Aurora Way, 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

