

ORDINANCE NO. F-1853

AN ORDINANCE GRANTING A LOT WIDTH VARIATION ON A CERTAIN PIECE OF
PROPERTY COMMONLY KNOWN AS 913 NORTH WHEATON AVENUE -
CAPSTONE CUSTOM HOMES, LLC

WHEREAS, written application has been made requesting a variation to Article 3.4B.3 of the Wheaton Zoning Ordinance to allow the construction and use of a new single-family home (following the demolition of the existing home) with a lot width of 44.0 feet in lieu of the required 50.0 feet, on certain property legally described herein and commonly known as 913 North Wheaton Avenue, Wheaton, Illinois 60187; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on February 24, 2015 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a lot width variation of 44.0 feet in lieu of the required 50.0 feet is granted for the construction and use of a new single-family home, in full compliance with the following plans: "Survey with Proposed House" prepared by Allen D. Carradus, Wheaton, IL, dated November 6, 2013 and "Building Elevations for 913 North Wheaton Avenue" prepared by Capstone Custom Homes, LLC, Wheaton, IL, sheets 1-2, dated January 27, 2015, to allow the construction on the following-described real estate:

THE NORTH 44.0 FEET OF THE SOUTH 266.6 FEET OF THE WEST 165.0 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF WHEATON AVENUE, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-322-003

The subject property is commonly known as 913 North Wheaton Avenue, Wheaton, IL 60187.

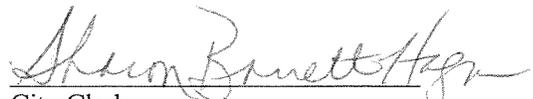
Section 2: The demolition of the existing structure located on the Subject Property shall be authorized by this Ordinance. Demolition of said structure, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


City Clerk

Roll Call Vote

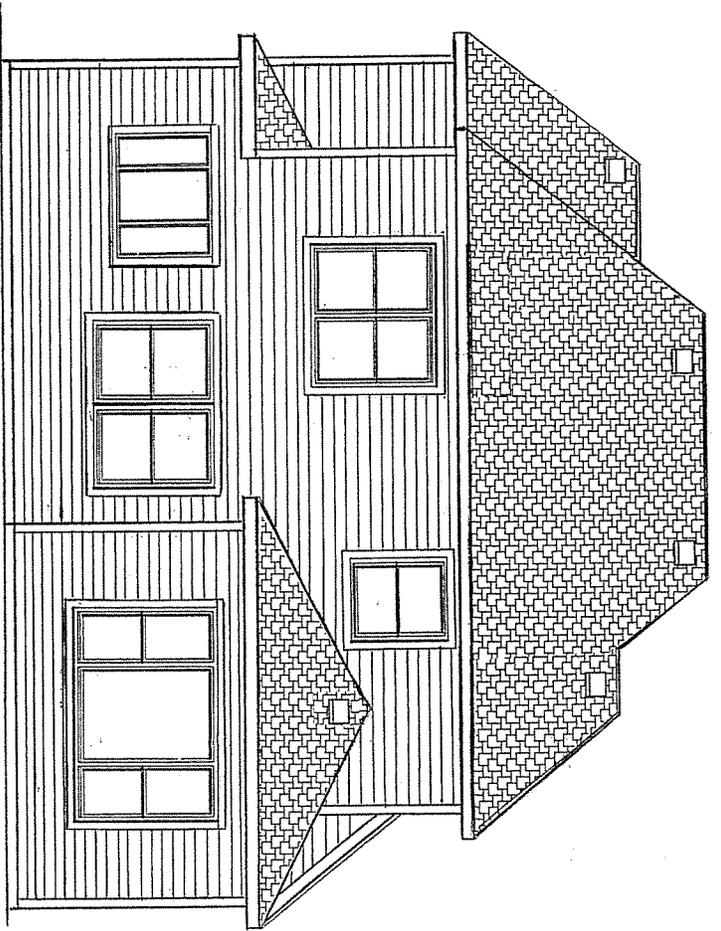
Ayes: Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilman Sues
Councilwoman Corry
Councilman Prendiville

Nays: None

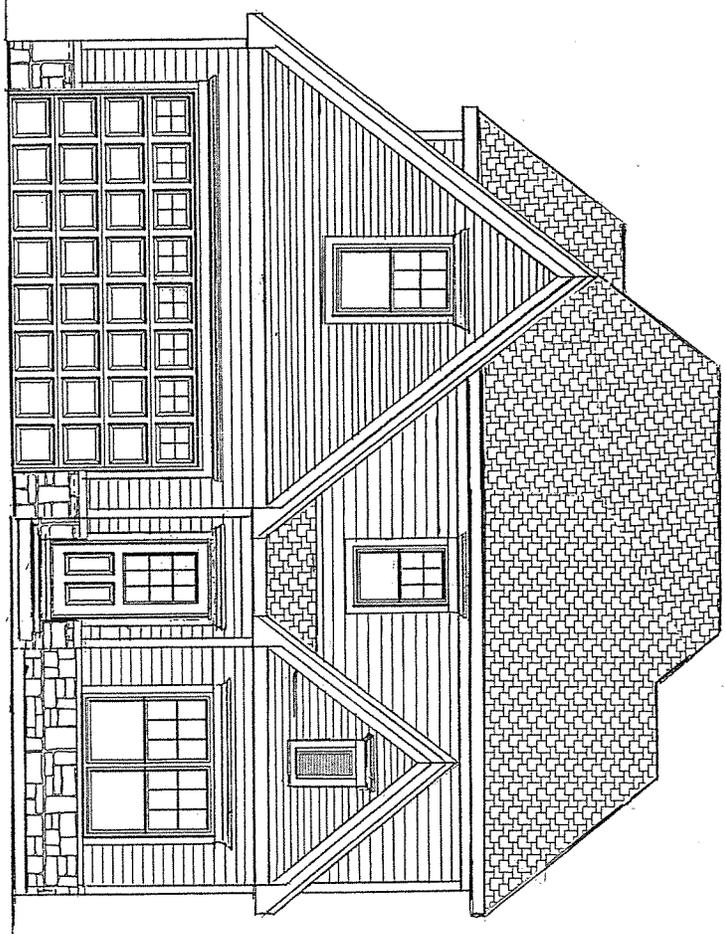
Absent: None

Motion Carried Unanimously

Passed: March 16, 2015
Published: March 17, 2015



REAR ELEVATION



FRONT ELEVATION

913 N. WHEATON AVE.

SCALE: 1/4" = 1'-0" APPROVED BY:

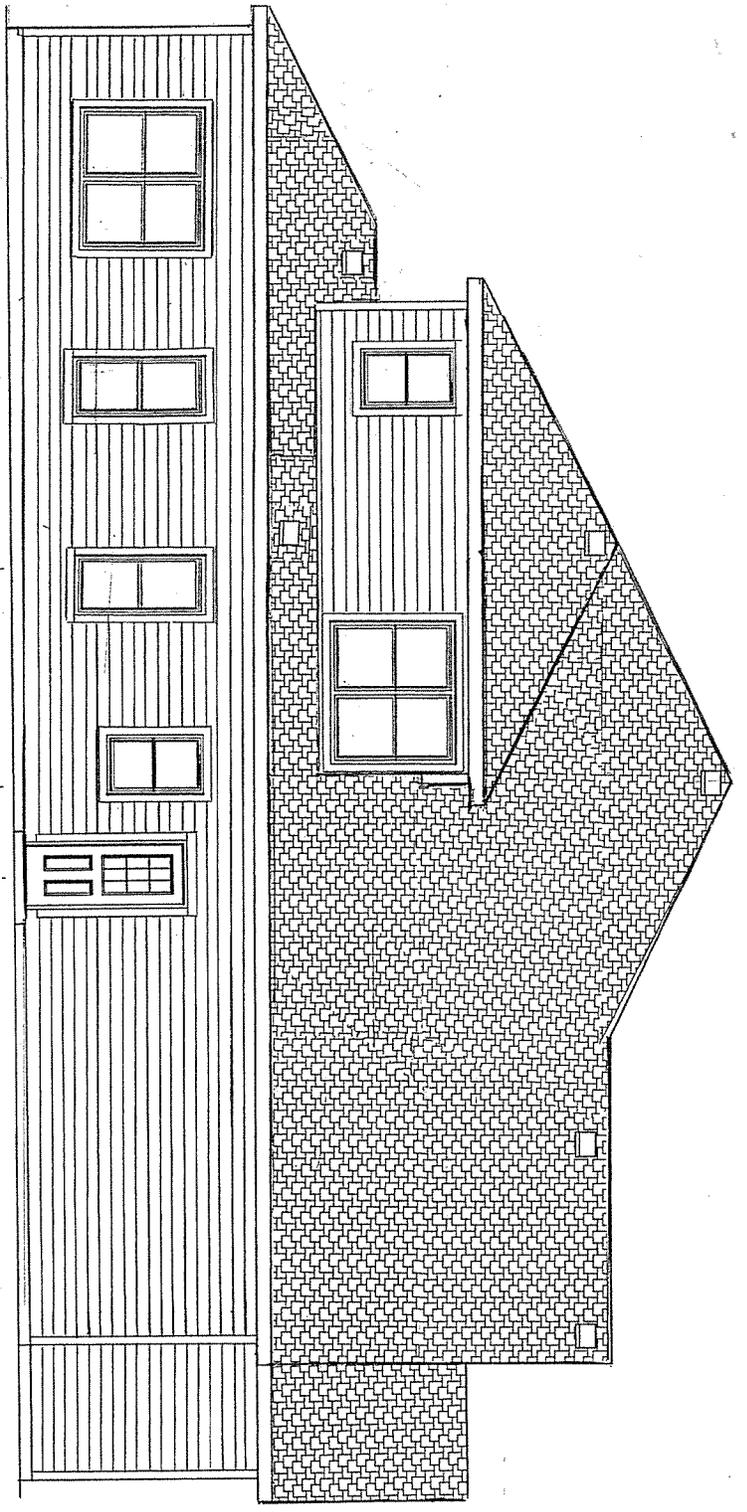
DATE: 1-27-15 DRAWN BY:

REVISOR:

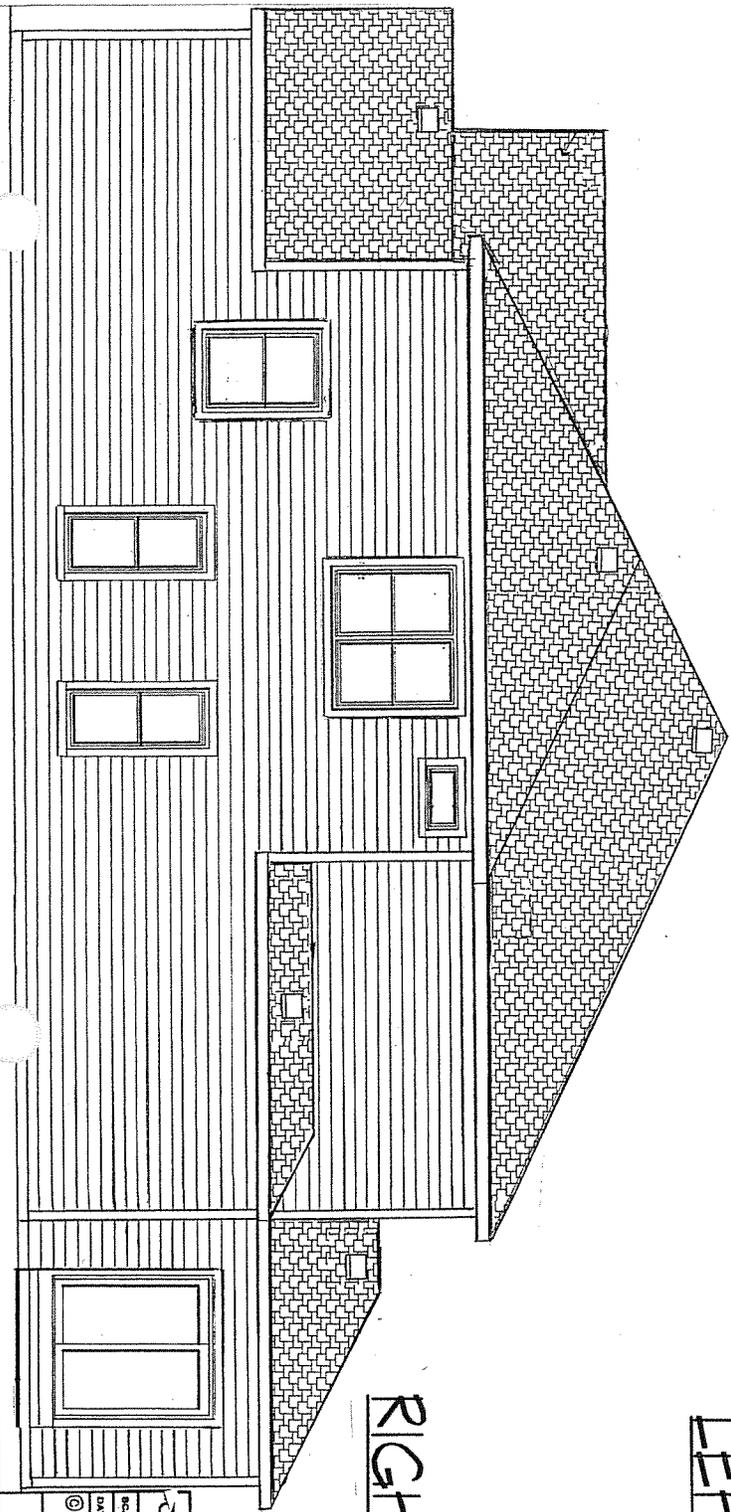
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DRAWING NUMBER

1 OF 2



LEFT ELEVATION



RIGHT ELEVATION

913 N. WHEATON AVE.

SCALE: 1/4" = 1'-0" APPROVED BY:

DATE: 1-27-15

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DRAWING NUMBER
2 OF 2

