

**ORDINANCE NO. O-2018-14**

**AN ORDINANCE GRANTING REZONING FROM THE R-4 RESIDENTIAL DISTRICT TO  
THE O-R OFFICE RESEARCH DISTRICT ON A CERTAIN PIECE OF PROPERTY  
COMMONLY KNOWN AS 1402 HILL AVENUE – GOOD NEWS PUBLISHERS**

**WHEREAS**, written application has been made requesting a rezoning of the subject property from the R-4 Residential District to the O-R Office Research District, on certain property legally described herein and commonly known as 1402 Hill 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 March 13, 2018 to consider the rezoning request; and the Planning and Zoning Board has recommended approval of the rezoning request.

**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 Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following-described property from the R-4 Residential District zoning classification and adding and including the subject property in the O-R Office Research District zoning classification:

LOTS 9 AND 10 IN BLOCK 1 IN EAST WHEATON, A SUBDIVISION OF PART OF THE  
SOUTH EAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-120-001

The subject property is commonly known as 1402 Hill Avenue, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, rezoning of the subject property from the R-4 Residential District to the O-R Office Research District is granted in full compliance with the landscape plan entitled “1402 Hill Avenue Landscape Plan” prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated January 5, 2018.

**Section 3:** The Plat of Consolidation entitled "Cross Way Publishers Plat of Consolidation No. 2" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated January 8, 2018 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Plat of Consolidation.

**Section 4:** The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance and 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 5:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 6:** 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

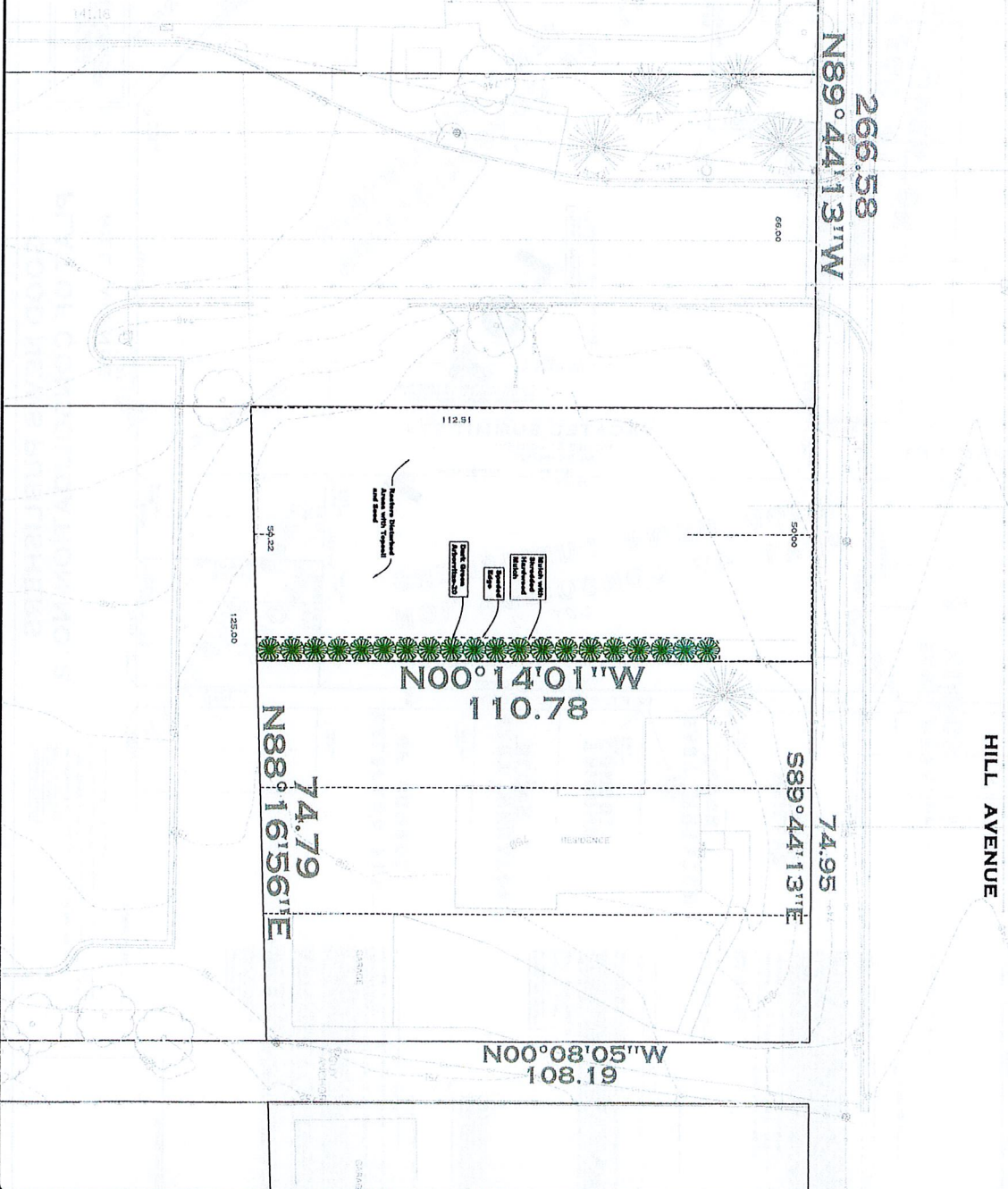
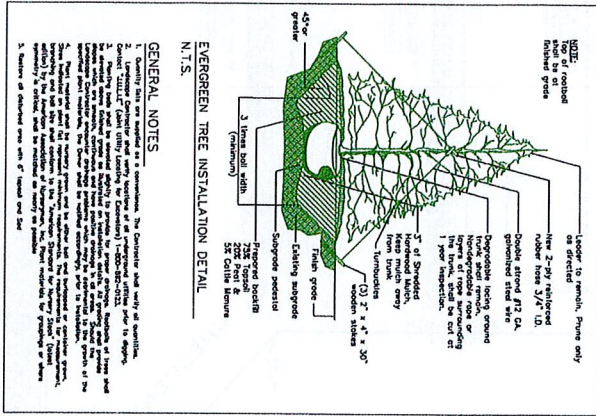
Ayes: Councilman Rutledge  
Councilman Barbier  
Councilwoman Fitch  
Councilman Prendiville  
Mayor Gresk

Nays: None


Absent: Councilman Scalzo  
Councilman Suess

Motion Carried Unanimously

Passed: March 19, 2018  
Published: March 20, 2018



BY	KEYWORD PRODUCTION	DATE	REV	1. PROJECT NAME 2. PROJECT LOCATION 3. PROJECT TYPE 4. PROJECT OWNER 5. PROJECT CONTACT 6. PROJECT PHONE 7. PROJECT FAX 8. PROJECT E-MAIL 9. PROJECT WEBSITE 10. PROJECT ADDRESS 11. PROJECT CITY 12. PROJECT STATE 13. PROJECT ZIP 14. PROJECT COUNTRY 15. PROJECT COMMENTS

<h2 style="margin: 0;">1402 HILL AVENUE</h2> <h3 style="margin: 0;">DEMOLITION AND GRADING PLAN</h3> <p style="margin: 10px 0 0 0;"><i>Proposed For:</i></p> <p style="margin: 0 0 0 40px;">T. DELLING CONSTRUCTION</p> <p style="margin: 0 0 0 40px;">21114 Woodburn SE Maplewood, E 98157 98702-1114</p>	
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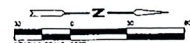


## HILL AVENUE

RECORDED OF DEEDS  
STATE OF ALABAMA  
COUNTY OF BARBERS  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ALABAMA, AFORESAID  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. TO \_\_\_\_\_ AT  
O'CLOCK \_\_\_\_\_ M.

### inclusion of doctor

**RECOMMENDED FOR RECYCLING USE**



CRESCENT STREET  
174.43  
N47°25'52"E

Country/cultures

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CITY COLLECTION FOR THE CITY OF INGLETON, ALABAMA, DO NOT CONTAIN ANY INFORMATION THAT MAY BE USED TO IDENTIFY INDIVIDUALS OR OTHER PERSONS OR TO REVEAL THE IDENTITIES OF ANY PERSONS OR OTHER PERSONS WHOSE NAMES ARE LISTED THEREIN. THE INFORMATION CONTAINED HEREIN IS FOR OFFICIAL USE ONLY AND IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER PERSONS OR ORGANIZATIONS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF INGLETON, ALABAMA.

DATE OF \_\_\_\_\_ DAY OF \_\_\_\_\_

FILED AT INGLETON, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

40-70 \_\_\_\_\_

**טעגלעכע צענדלינגען**

STATE OF ALABAMA  
COUNTY OF TALLADEGA  
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WETUMPA  
DAY OF \_\_\_\_\_ A.D. 20\_\_

07

**Abstract**

ARREST  
CITY/CLERK \_\_\_\_\_

DETECTION OF ENCAJENADO

### Selection of Cases

Confidential/Not for Further Management/Consent Provisions

The City of Chicago has a long history of providing a safe and secure environment for its residents. In the past, the City has been criticized for its handling of the 1992 election, which was marred by allegations of voter intimidation and fraud. In response, the City has implemented a number of reforms, including the creation of the Office of the Inspector General and the establishment of a new election system. These reforms have helped to restore confidence in the City's government and ensure that future elections are conducted fairly and transparently.

BLANCHARD STREET

M.L.S.I.O.

GOOD NEWS PUBLISHERS  
CONSOLIDATION  
LOT 1

AREA OF CONDO. 6A  
10000 SQUARE FT

AREA OF CONSOLIDATION

N00°07'42"W

EASEMENT FOR UTILITIES RESERVED WITHIN  
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AVENUE PER DOCUMENT R990-047525

ED SUMMIT ST.)

ED BY DOCUMENT

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NO. 898-047525

GOOD NEWS PUBLISHERS  
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99.55

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**LAVERY STREET**

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