

**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.

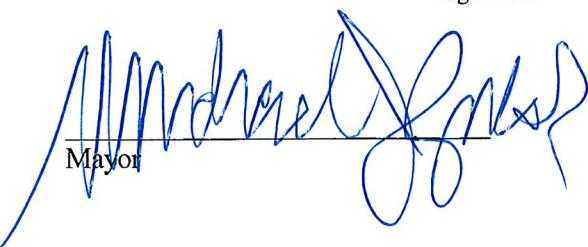
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, rezoning of the subject property from the R-4 Residential District to the O-R Office Research District is granted in full compliance with the landscape plan entitled "1402 Hill Avenue Landscape 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:



Aaron Bennett Hagn

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



GOOD NEWS PUBLISHERS  
PLAT OF CONSOLIDATION NO. 2

P/N 05-15-119-014  
05-15-120-013  
05-15-120-047  
LEGAL DESCRIPTION OF ITEMS: MILITARY CHOCOLATE, 100% COCOA, 12 OZ BARS, 12 BARS PER BOX, 10 BOXES PER CASE, 12 CASES PER PALLET. A PALLET CONTAINS 144 BARS.

NAME OF SELLER	NAME OF PURCHASER
COUNTY OF PURCHASE	COUNTY OF PURCHASE
TIME ATTESTED TO _____ AND PLATE NO. REC'D.	TIME ATTESTED TO _____ AND PLATE NO. REC'D.
IN THE RECORDS OF _____ COUNTY, LANS. ATTESTED	IN THE RECORDS OF _____ COUNTY, LANS. ATTESTED
ON THE _____ DAY OF _____ A.D. 19____	ON THE _____ DAY OF _____ A.D. 19____
SPECIALTY _____	

NEWS PUBLISHING  
CONSOLIDATION  
LOT  
401.98  
7'42" W  
EASEMENT FOR UTILITIES RESERVED WITHIN  
THE 23 FEET OF VACATED SUMMIT  
AVENUE, PER DOCUMENT #B995-01723  
Y SUMMIT ST.)  
Y DOCUMENT  
047525  
24 NO 07/42" W  
BLISHERS  
LIDATION  
2

COLLEGE STATION		172.23	SB8-0532" W
NOV 18 1961	34.60	23.08	SB8-0532" W
ST.	12.87	12.87	SB8-0532" W
EAST	158.00	158.00	SB8-2159" W
GOOD PLAT	128.04	128.04	SB8-0532" W

