

ORDINANCE NO. O-2018-36

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0688 “AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 104 WEST FARNHAM LANE/ FARNHAM LANE P.U.D.”

WHEREAS, on March 18, 2002, the City of Wheaton, Illinois (“City”), enacted City Ordinance No. F-0688, “AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 104 WEST FARNHAM LANE/ FARNHAM LANE P.U.D.” (“Original Ordinance”), authorizing a special use permit for a residential planned unit development on property commonly known as 104 and 110 W. Farnham Lane “Subject Property”; and

WHEREAS, Section 1C.4 of Ordinance No. F-0688 (“Original Ordinance”) included a condition that only one driveway could service the two residential improvements on the Subject Property; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to delete Section 1C.4 of Ordinance No. F-0688 (“Original Ordinance”) to allow for separate driveways for the two residential improvements on the Subject Property.

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

Section 1: The following legally described property has been, and continues to be zoned and classified in the R-2 Residential zoning district classification:

UNIT E IN FARNHAM RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 1 IN HALLEEN’S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “A” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, ON MAY 20, 2011 AS DOCUMENT NUMBER R2011062189, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT APPURTEnant TO SAID UNIT AS SAID FORTH IN SAID DECLARATION.

UNIT W IN FARNHAM RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 1 IN HALLEEN’S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1983 AS DOCUMENT NUMBER R83-72885, IN DUPAGE COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT “A” TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DUPAGE COUNTY, ILLINOIS, ON MAY 20, 2011 AS DOCUMENT NUMBER R2011062189, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT APPURTEnant TO SAID UNIT AS SAID FORTH IN SAID DECLARATION.

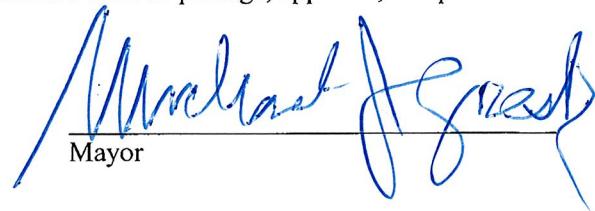
The Subject Property is commonly known as 104 and 110 W. Farnham Lane, Wheaton, IL 60189.

Section 2: Section 1C.4 of Ordinance No. F-0688 ("Original Ordinance") is hereby amended by repealing and rescinding Section 1C.4 in its entirety and replacing it so as to allow for separate driveways for the two existing residential improvements on the Subject Property, commonly known as 104 and 110 W. Farnham Lane, in substantial conformance with the plans entitled "Final Site Grading Plan - 104 W. Farnham Lane", prepared by David Johnson and Associates, Wheaton, IL, dated November 23, 2015 and "Topographical Site Development Plan - 110 W. Farnham Lane," prepared by Engineering Resource Associates, Warrenville, IL, dated July 11, 2017 and revised April 30, 2018 attached as Exhibit A.

Section 3: In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

Section 4: All Ordinances and parts of Ordinances in conflict with these provisions are hereby repealed.

Section 5: This Ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:



Sharon Bennett Hagn
City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Passed: July 2, 2018
Published: July 3, 2018

EXHIBIT A

