

ORDINANCE NO. O-2018-51

AN ORDINANCE GRANTING A SUBDIVISION AND SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 616 N. MAIN STREET – L. MARTINEZ CONSTRUCTION

WHEREAS, written application has been made requesting preliminary plat approval to subdivide the property into two lots and a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 35.5 feet in lieu of the required 40.5 feet for a new single-family residence that would be constructed on the eastern portion of the property, on certain property legally described herein and commonly known as 616 N. Main Street, 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 August 14, 2018 to consider the subdivision and setback variation request; and the Planning and Zoning Board has recommended approval of both the subdivision and the setback 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: The following described property has been and continues to be zoned and classified in the R-4 Residential District zoning classification:

LOT 1, IN WYLIE'S DIVISION OF PART OF BLOCK 3, IN MALLORY'S ADDITION TO THE VILLAGE OF WHEATON, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WYLIE'S DIVISION RECORDED APRIL 17, 1919 AS DOCUMENT NO 136042, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-111-029

The subject property is commonly known as 616 N. Main Street, Wheaton, IL 60187.

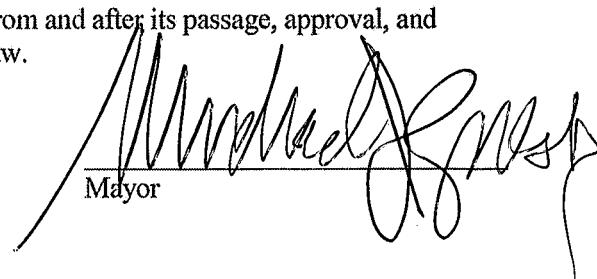
Section 2: The Preliminary Plat of Subdivision entitled "Jefferson Avenue Estates Subdivision" prepared by Steinbrecher Land Surveyors, West Chicago, IL, is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Preliminary Plat of Subdivision, subject to the following conditions:

1. A final engineering plan approval including the extension of a public sanitary sewer main to serve both new lots in the subdivision; and
2. A variance shall be granted to Section 62-286, street lighting, of the Wheaton City Code to waive the requirement to construct a City street lighting system along Jefferson Avenue as part of the subdivision.

Section 3: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 35.5 feet in lieu of the required 40.5 feet for a new single-family residence that would be constructed on the eastern portion of the property is granted in full compliance with the plans entitled "Final Engineering Jefferson Avenue Estates Subdivision", prepared by Steinbrecher Land Surveyors, West Chicago, IL, dated July 18, 2018.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Michael Gresk
Mayor

ATTEST:



Sharon Bennett
City Clerk

Roll Call Vote

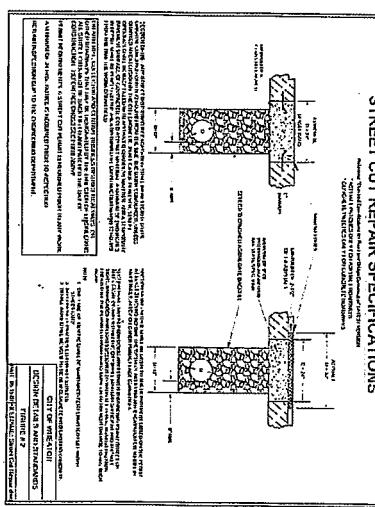
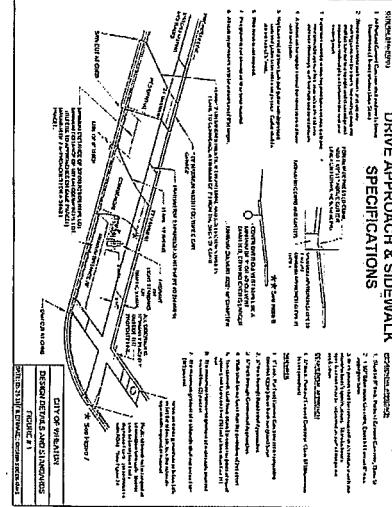
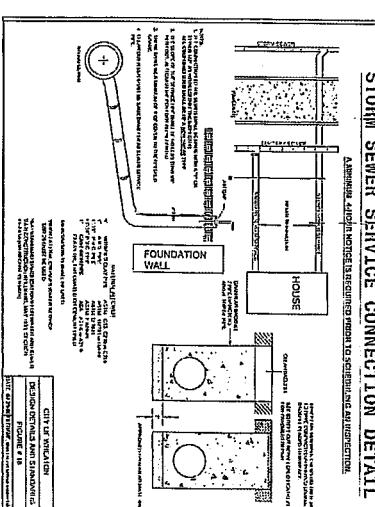
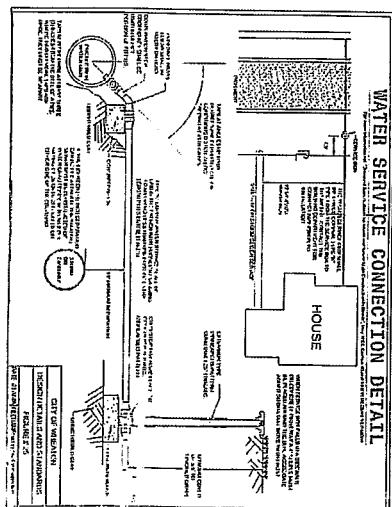
Ayes: Councilman Scalzo
Councilman Suess
Councilman Barbier
Councilman Prendiville
Mayor Gresk
Councilman Rutledge

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: August 20, 2018
Published: August 21, 2018

<p>Steinbrenner Land Surveyors, Inc.  Design Pro Corporation No. 42-002 100 N. Main Street, Suite 200 Wheaton, IL 60187 Phone: 312-529-4902</p>		<p>STREET CUT REPAIR SPECIFICATIONS  </p>	
<p>DRIVE APPROACH & SIDEWALK SPECIFICATIONS  </p>		<p>STORM SEWER SERVICE CONNECTION DETAIL  </p>	
<p>WATER SERVICE CONNECTION DETAIL  </p>		<p>NOTES & DETAILS</p>	
<p>CITY OF WHEATON</p>		<p>REVISIONS BY:</p>	
<p>SHEET 2 OF 2</p>		<p>CITY OF WHEATON</p>	

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