

**ORDINANCE NO. O-2019-49**

**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 1408 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 1408 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 September 10, 2019 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 6, 7 AND 8 IN BLOCK 1 IN EAST WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-120-032

The subject property is commonly known as 1408 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 demolition and grading plan entitled "1408 Hill Avenue Demolition and Grading" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated July 19, 2019 and the landscape plan entitled "1408 Hill Avenue Landscape Plan" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated July 19, 2019, subject to a plat of consolidation being submitted for the existing Good News Publishers property at 1300 Crescent Street and the subject property at 1408 Hill Avenue within 120 days of the applicant applying for a property tax exemption.

**Section 3:** 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 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.

  
Philip J. Suess  
\_\_\_\_\_  
Mayor

ATTEST:

  
Karen Brummett  
City Clerk

Roll Call Vote

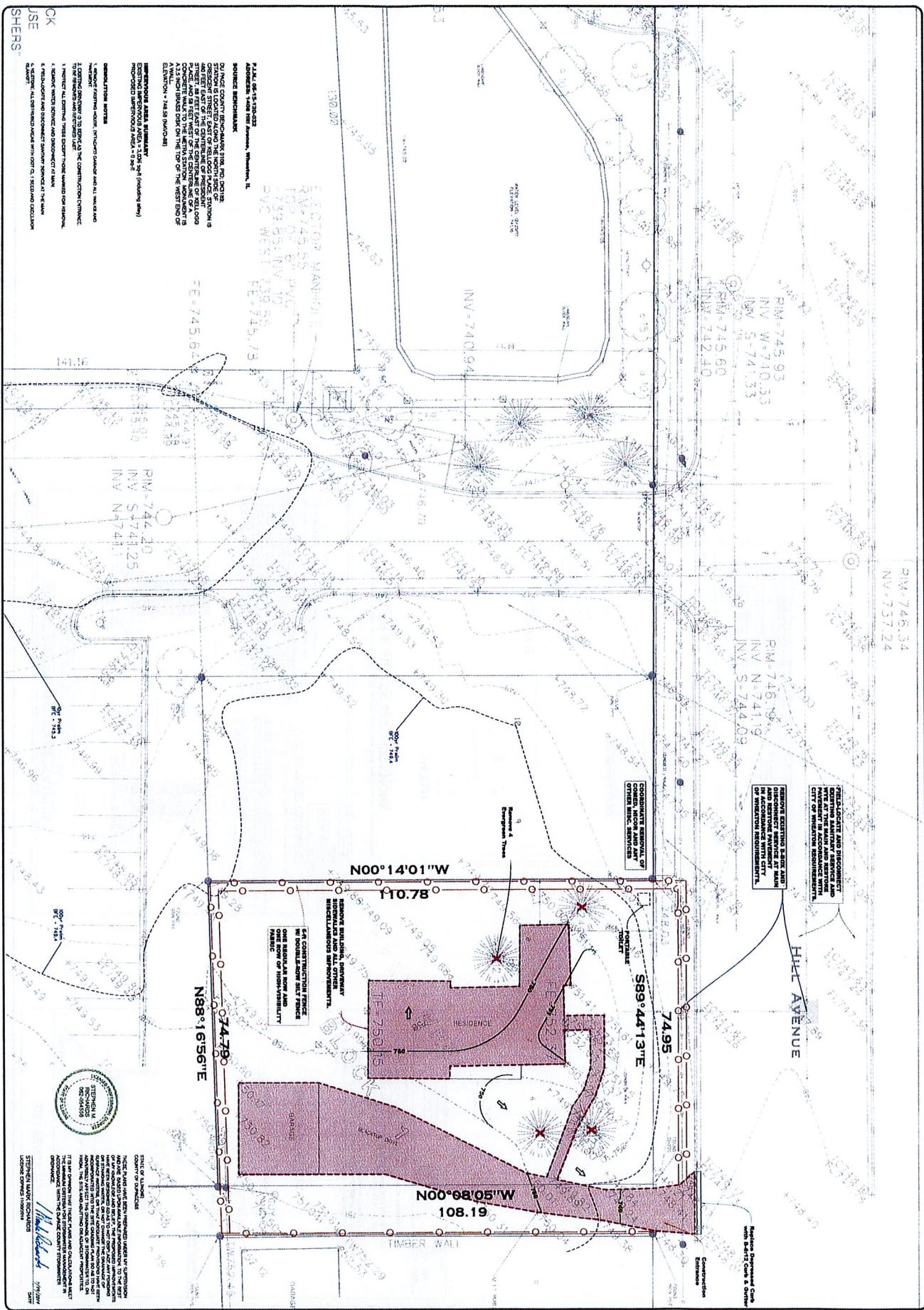
Ayes: Councilwoman Fitch Mayor  
Suess Councilwoman Robbins  
Councilman Rutledge  
Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker

None

Nays:

None  
Motion Carried Unanimously

Passed: October 7, 2019  
Published: October 8, 2019



**CK**  
**JSE**  
**SHERS**  
**4. REBUILT WATER SERVICE AND DISCONNECT AT MAN.**  
**5. RELOCATE AND DISCONNECT SANITARY SERVICE AT THE MAN.**  
**6. RELOCATE ALL DISINTERRED AREA WITH DOT G, 1 SECOND DISCUSSION**  
**BLANKET.**

# STREET CUT REPAIR SPECIFICATIONS

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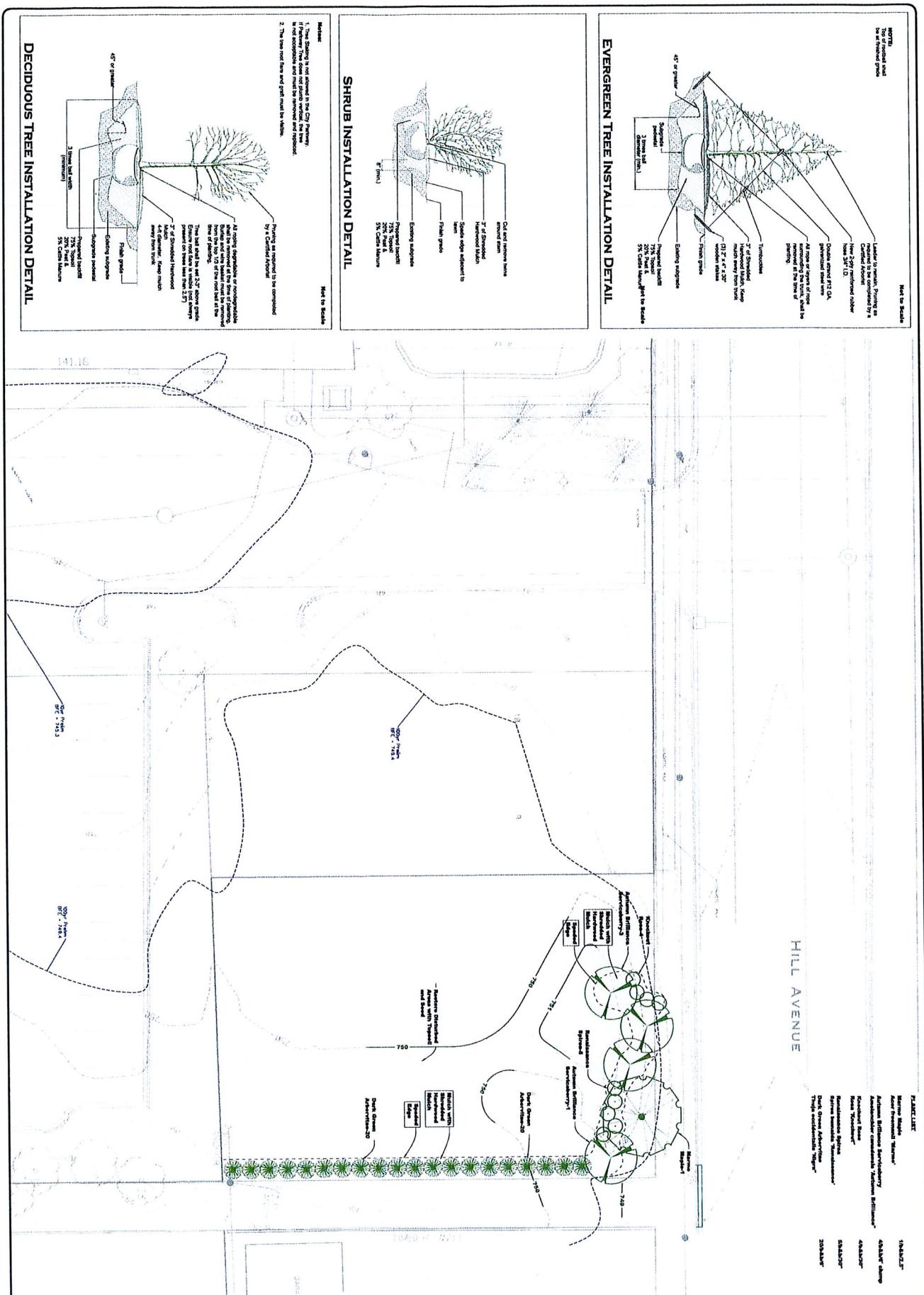
REVIEW: *THE HISTORY OF RAIL AND ROAD COMMUNICATION IN PERSPECTIVE* (1990). BY ROBERT D. MURKIN AND PETER G. COOPER. (London: Tauris, 1990. Pp. xii + 250. £35.00, £15.00 pb.)

Fastener - Min. No. 10 Gage Wire  
4 Per Post Required. (Typ.)

**1408 HILL AVENUE  
DEMOLITION & GRADING PLAN**

Prepared For:  
**CROSSWAY BOOKS**

ITEM #	ITEM	DATE	ITEM/DESCRIPTION	SF	WEBSTER, MCGRATH & AHLBERG, LTD.	
					QTY	UNIT
	DRIVEWAY		DRIVEWAY, 10' x 10', 10" thick, 100% permeable, 10' x 10' x 10" thick, 100% permeable		LAND PLANNING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE	
	DRIVEWAY	10' x 10'	DRIVEWAY, 10' x 10', 10" thick, 100% permeable, 10' x 10' x 10" thick, 100% permeable		Over 100 Years of Service to Clients	
	DRIVEWAY	10' x 10'	DRIVEWAY, 10' x 10', 10" thick, 100% permeable, 10' x 10' x 10" thick, 100% permeable		307 SOUTH HANOVER ROAD, WHITING, INDIANA 46491	
	DRIVEWAY	10' x 10'	DRIVEWAY, 10' x 10', 10" thick, 100% permeable, 10' x 10' x 10" thick, 100% permeable		Permit # 14404161	
	DRIVEWAY	10' x 10'	DRIVEWAY, 10' x 10', 10" thick, 100% permeable, 10' x 10' x 10" thick, 100% permeable		Demolition Permits Issued: 14404161	
1408 HILL	DEMOLITION					
DEMOLITION	& GRADING					
2 OF 2						



SHEET	SHEET	DATE	DRAWING DESCRIPTION	REV.	
				REV.	REV.
			Dimensioning Drawing Work Name		
1004	4334	2010-01-01	DA		
1004	4334	2010-01-01	DA		
			Scale 1:100		
			Units: Meters		
			North arrow		
			Sheet 1 of 1		
			1408 HILL		
			LANDSCAPE		
			PLAN		

WEBSTER, MCGRATH & AHLBERG, LTD.

**WMA**

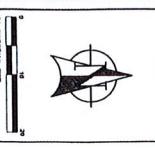
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Dun & Bradstreet: 184-004161

**1408 HILL AVENUE  
DEMOLITION & GRADING PLAN**

Prepared For:  
**CROSSWAY BOOKS**  
1300 Crescent Street  
Wheaton, IL 60187  
630 682-4300



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