

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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

None

Nays:

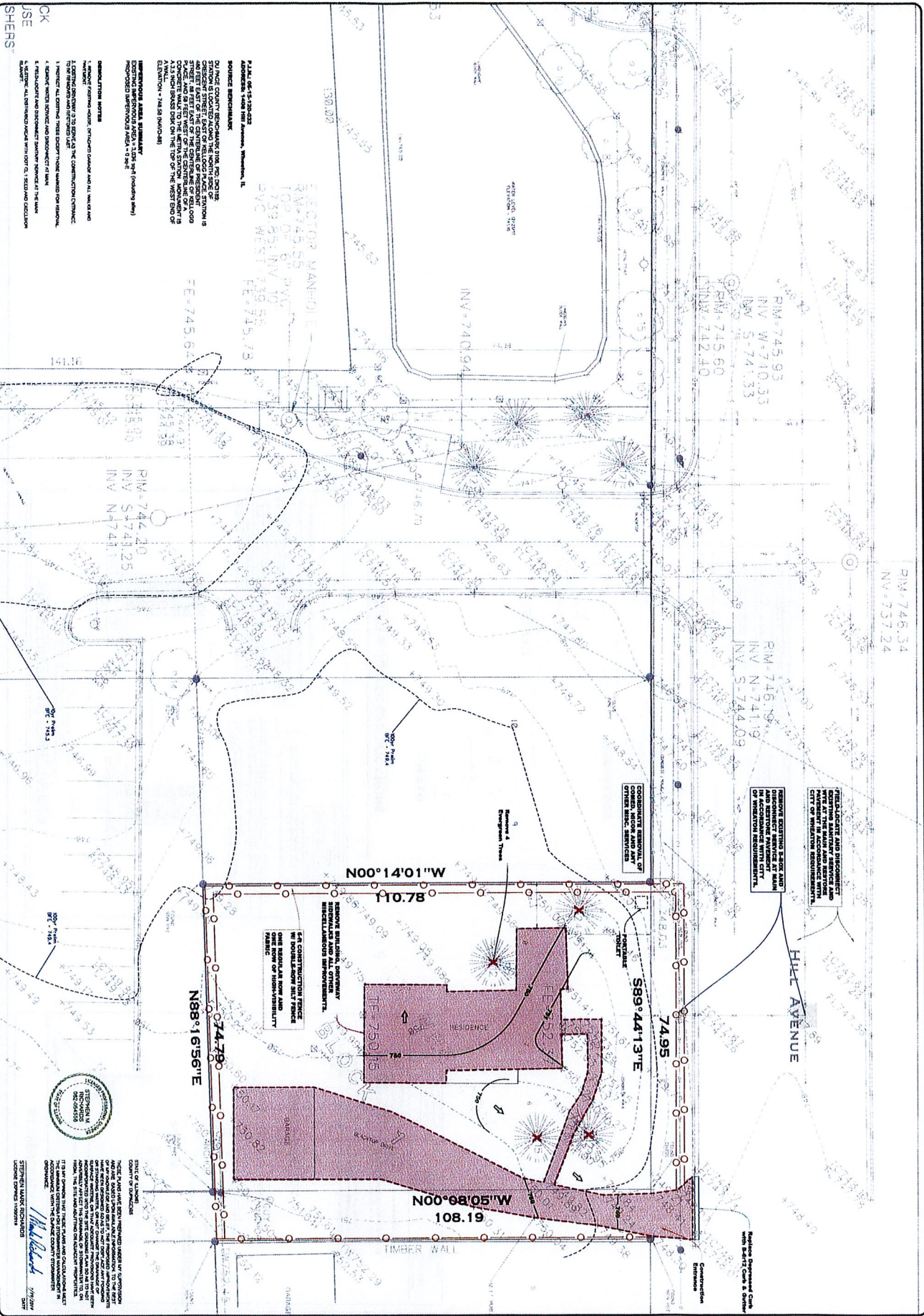
None

Absent:

Motion Carried Unanimously

Passed: October 7, 2019

Published: October 8, 2019



1408 HILL AVENUE
DEMOLITION & GRADING

1 OF 2

WMA
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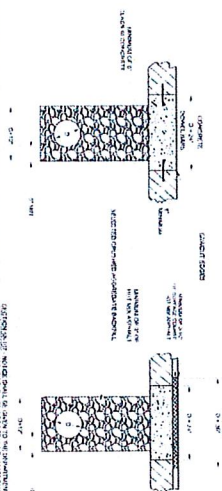
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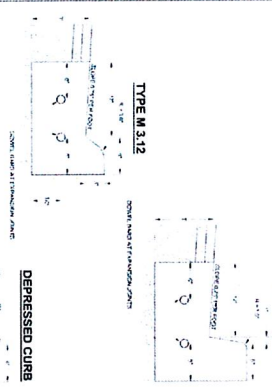
1408 HILL AVENUE
DEMOLITION & GRADING PLAN

Prepared for
CROSSWAY BOOKS
1000 N. Crossway Blvd.
Winston-Salem, NC 27157
703.517.5555

- ASSESS PATIENTS ONLY FOR ACUTE PROBLEMS
- CONDUCT PATIENTS ONLY FOR CHRONIC PROBLEMS

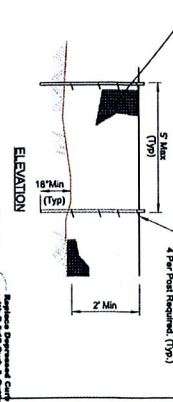
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TYPE B 6.12

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Filler Fabric

Fastener - Min. No. 10 Gage Wire



NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592, Goodrich Table 1 or 2, Class A with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Erosion posts shall be either steel pipe or wood post with a minimum cross-sectional area of 30 sq. in.

Approved _____ Checked _____ Approved _____		ENVIRONMENTAL DESIGN, INC. IUM-620A SHEET 1 OF 1 DATE 3-14-92
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Prepared For:
CROSSWAY BOOKS

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Wheaton, IL 60187

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**1408 HILL
DEMOLITION
& GRADING**



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