

ORDINANCE NO. O-2020-06

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND LOT DEPTH VARIATIONS FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1505 HARWARDEN STREET AND 213 PROSPECT STREET - EVERMORE HOMES

WHEREAS, written application has been made to subdivide the property into four (4) single-family lots with a lot depth variation request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1505 Harwarden Street and 213 Prospect Street ("Subject Property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on January 28, 2020 to consider the zoning application.

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:

LOTS 2 AND 3 IN SECOND BAPTIST CHURCH RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER R2018-089988, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-127-039; -040

The subject property is commonly known as 1505 Harwarden Street and 213 Prospect Street, Wheaton, IL 60187.

Section 2: The demolition of the existing structure located on the Subject Property shall be authorized by this Ordinance. Demolition of said structure, however, 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 3: The preliminary plat entitled "Preliminary Plat Harwarden Crossing", prepared by Taurus Engineering, Bartlett, IL, sheets 1-3, dated June 25, 2019, is hereby approved, subject to the following conditions, restrictions and requirements:

1. Prior to the submission of a final plat of subdivision, the applicant shall reduce the lot width for proposed lot 1 and 2 from 65.0 to 60.0 feet.
2. Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 10.2.8 of the Wheaton Zoning Ordinance is granted to allow lot depths of 131.0 feet for proposed lot 1, 130.0 feet for proposed lot 3 and 128.69 feet for proposed lot 4 in lieu of the required 132.0 feet for all three lots.

3. New public sidewalks shall be constructed along Harwarden Street and Prospect Avenue.
4. A variation is granted to Section 62-290 of the Wheaton City Code to waive the requirement to construct pavement edging along Harwarden Street and Prospect Avenue.
5. A variation is granted to Section 62-286 of the Wheaton City Code to waive the requirement to construct a City street lighting system along Harwarden Street and Prospect Avenue.

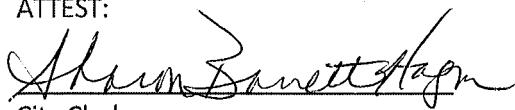
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:


Sharon Bennett Hagan
City Clerk

Roll Call Vote

Ayes:	Councilman Barbier Councilwoman Bray-Parker Councilwoman Fitch Mayor Suess Councilwoman Robbins Councilman Rutledge
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Nays:	None
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Absent:	Councilman Zaruba
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Motion Carried Unanimously

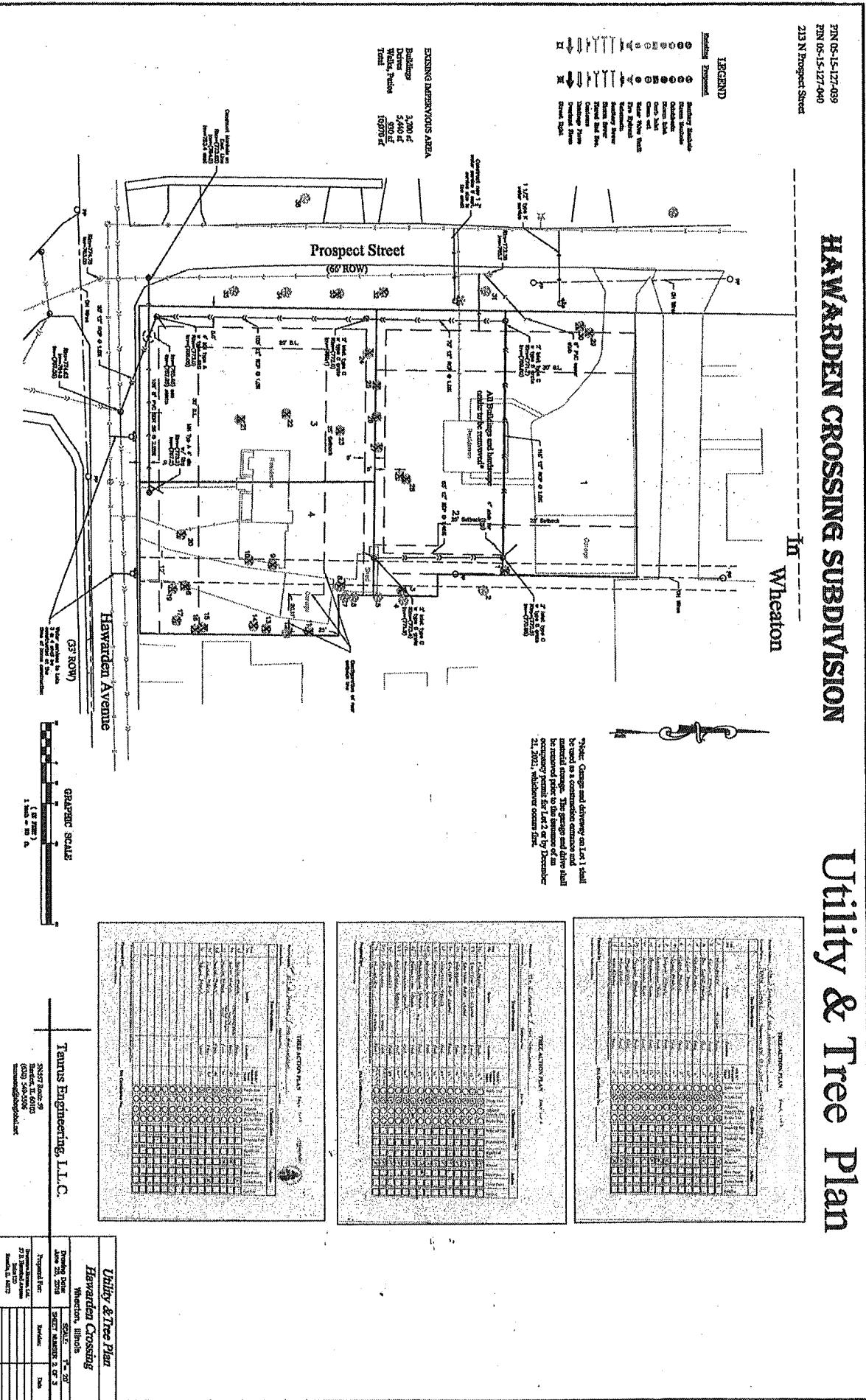
Passed: February 18, 2020
Published: February 19, 2020

HAWARDEN CROSSING SUBDIVISION

Utility & Tree Plan

PIN 05-15-127-039
PIN 05-15-127-040
213 N Prospect Street

— 18 —
Wheaton



HAWARDEN CROSSING SUBDIVISION III Wheaton

Preliminary Grading Plan



WREATH CLOCK

Existing Improvements
Driveway
Walls, Patios
Total

5,700 sf
5,460 sf
5,930 sf
10,090 sf

Allowable additional improvements: 5,000 sf (2,500 sf < 2.1m)

Total allowable improvements: 15,090 sf

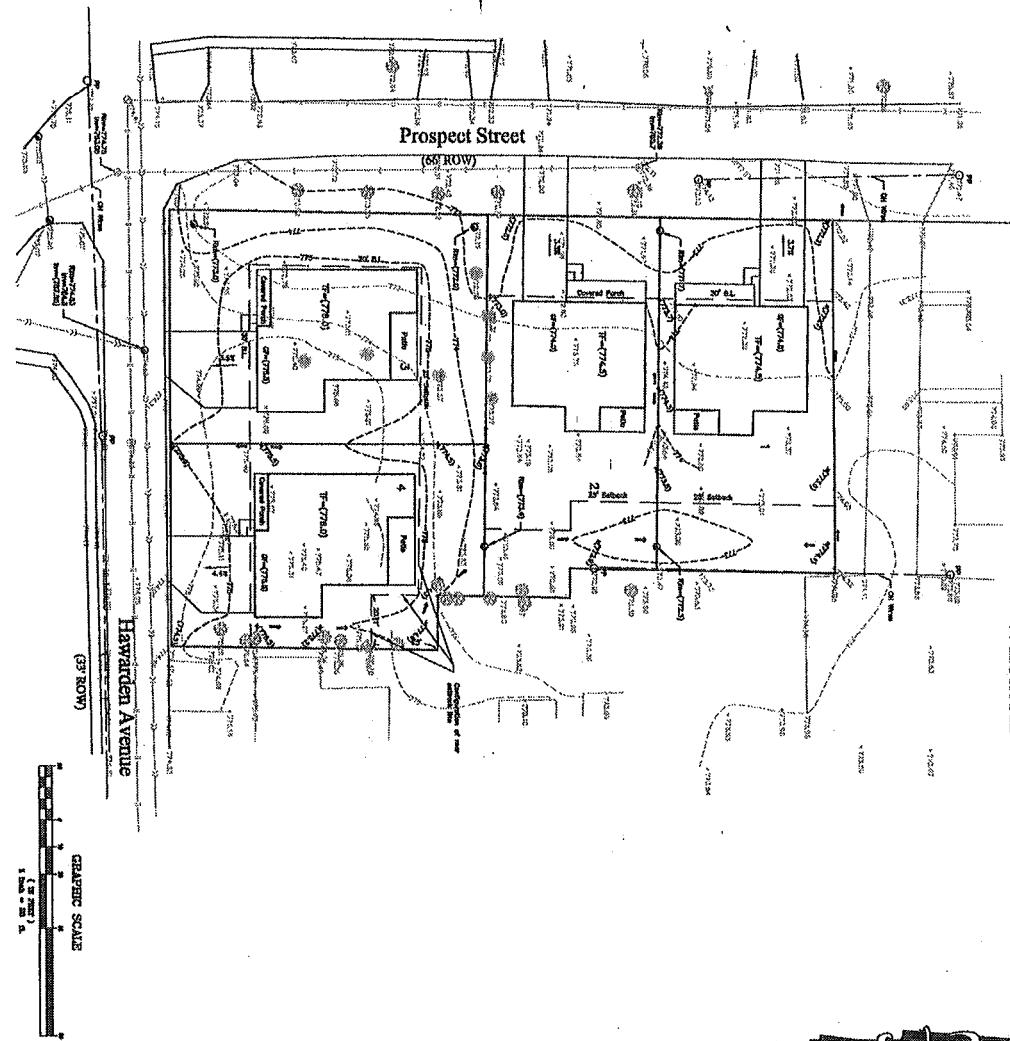
Allocated Improvements Coverage

Proposed Improvements	Allocated	Shared
1	5,715 sf	3,200 sf
2	5,715 sf	3,200 sf
3	3,200 sf	3,200 sf
4	3,200 sf	3,200 sf
Total	15,070 sf	

No VERTMAP required

Home Requests

The proposed footprints shown on this plan are based on the anticipated homes to be built; however, some changes to the footprint may be made to accommodate certain requests. If improvements coverage exceeds 5,715 sf on any lot, then VERTMAPs will be provided in conformance with the County Surveyor's Office.



Taurus Engineering, L.L.C.

Preliminary Grading Plan

Hawarden Crossing

Wheaton, Illinois

Scale 1" = 50'

Sheet Number 3 of 3

Prepared for:

Approved:

Surveyor:

Permit No.:

Date:

Comments:

Initials:

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