

ORDINANCE NO. O-2020-35

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP FOR A CERTAIN PARCEL OF PROPERTY COMMONLY KNOWN AS 1011 DELLES ROAD - MARTELLOTTO**

**WHEREAS**, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to allow a rezoning and subdivision request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1011 Delles Road ("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 October 13, 2020 to consider the zoning application; and the Board has recommended approval of the rezoning and subdivision 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 Lot 1 from the R-2 Residential District Zoning classification and adding it to the R-3 Residential District Zoning classification on the following-described real estate:

LOT 18 AND 19 IN LYNWOOD, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 1958 AS DOCUMENT 869224 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-20-213-011; -012

The subject property is commonly known as 1011 Delles Road, Wheaton, IL 60189.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, the "Plat of Subdivision for Martellotto's Resubdivision" and the "Preliminary Engineering for Martellotto Resubdivision", both prepared by Richard J. Steinbrecher and dated September 11, 2020 are hereby approved, subject to the condition that the plat of subdivision be revised to have 5-foot public drainage and utility easements instead of the 3-foot easements shown along the shared property line.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Philip J. Sauer  
Mayor

ATTEST:

Ashley Bennett  
City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 2, 2020  
Published: November 3, 2020



