

ORDINANCE NO. O-2021-18

**AN ORDINANCE AUTHORIZING AN EXTENSION OF TIME ON THE VALIDITY OF ORDINANCE NO. F-1855 -
"AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW THE
CONSTRUCTION AND USE OF A 3,750 SQUARE FOOT POLE BUILDING FOR A CONTRACTOR OFFICE AND
SHOP WITH 9 ON-SITE PARKING SPACES AT 105 BRIDGE STREET - ANDREACCHI"**

WHEREAS, on April 6, 2015 the Mayor and City Council approved Ordinance No. F-1855 (Original Ordinance) which granted a planned unit development to allow the construction and use of a 3,750 square foot pole building for a contractor office and shop with 9 on-site parking spaces, all on certain property legally described herein and commonly known as 105 Bridge Street, Wheaton, Illinois 60187; and

WHEREAS, Article 4.4 of the City of Wheaton Zoning Ordinance provides that upon written application and for good cause shown, the corporate authorities may, in their sole discretion, authorize the extension of the validity of an Ordinance granting a planned unit development on a certain piece of property; and

WHEREAS, the current property owner just acquired the property in 2021 and has requested an extension of time to the validity of the Original Ordinance to obtain building permit approval and complete construction.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, that an extension is granted to allow the Original Ordinance to be valid so long as the improvements allowed by the planned unit development are commenced and substantially completed by May 3, 2022.

The property that is subject of the planned unit development extension of time request is legally described as:

PARCEL 1: LOT 1 (EXCEPT THAT PART CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD BY DOCUMENT 101744) OF SOUTH RAILROAD STREET SUBDIVISION, A SUBDIVISION OF LOT 5 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH RAILROAD STREET SUBDIVISION RECORDED MARCH 27, 1906 AS DOCUMENT 87061, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 1 OF SOUTH RAILROAD STREET SUBDIVISION, AFORESAID, LYING NORTH OF THE SOUTH LINE OF THE NORTHERLY 55.00 FEET OF SAID LOT 1 (MEASURED ON THE EASTERLY AND WESTERLY LINES OF SAID LOT), AND SOUTH OF A LINE DESCRIBED AS COMMENCING AT A POINT IN THE EAST LINE OF BRIDGE STREET, WHICH POINT IS 50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE CENTER MAIN TRACK OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH ALONG THE EAST LINE OF BRIDGE STREET, 55.0 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED AND RUNNING THENCE SOUTHEASTERLY TO A POINT IN THE EASTERLY LINE OF SAID LOT, WHICH IS 50.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID MAIN TRACK.

The subject property is commonly known as 105 Bridge Street, Wheaton, IL 60187.

Philip J. Suess
Mayor

ATTEST:

Shawn Bennett-Hagan
City Clerk

Roll Call Vote

Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 3, 2021
Published: May 4, 2021