

**ORDINANCE NO. O-2024-03**

**AN ORDINANCE AMENDING ORDINANCE O-2022-48 (1300 AURORA WAY)**

**AN ORDINANCE GRANTING SETBACK VARIATIONS TO ARTICLE 3.4A.6, ARTICLE 10.2.5, AND ARTICLE 24.5.8 OF THE WHEATON ZONING ORDINANCE TO ALLOW THE CONSTRUCTION AND USE OF A NEW SINGLE-FAMILY RESIDENCE WITH A PAVER PATIO AND POOL ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1300 AURORA WAY - TENERELLI**

**WHEREAS**, on October 17, 2022, the City passed Ordinance O-2022-48 ("Original Ordinance"), which granted setback variations to Article 3.4A.6, Article 10.2.5 and Article 24.5.8 of the Wheaton Zoning Ordinance to allow the construction of a new single-family residence with a patio and pool at 1300 Aurora Way legally described attached hereto as Exhibit "A"; and

**WHEREAS**, the applicant who requested the above variations has abandoned his plans to construct the residence, patio and pool, and has sold the property; and

**WHEREAS**, an application has been made by the current property owner to amend and reduce the existing variations for 1300 Aurora Way to allow the construction and use of a new residence with fewer variations, and the extent of the remaining variations will be reduced, and City Staff has determined that the requested amendment is a minor amendment that may be implemented without public hearing; and

**WHEREAS**, the new variations being requested are to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a new single-family residence with a front yard setback (east property line) of 28.28 feet (previously 33.52 feet) in lieu of the required 45.0 feet and a corner side yard setback (south property line) of 54.11 feet (previously 58.04 feet) in lieu of the required 60.59 feet, all on property commonly known as 1300 Aurora Way, Wheaton, Illinois 60187.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** An amendment to the Original Ordinance is hereby granted in substantial compliance with the plans attached hereto as Exhibit "B" entitled "The Mauriello Residence", prepared by Derrick Architecture, Wheaton IL, sheets 1-4.

**Section 2:** In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

**Section 3:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

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

  
\_\_\_\_\_  
Mayor

ATTEST:

  
City Clerk

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 5, 2024

Published: February 6, 2024

EXHIBIT "A"

Legal description:

LOT 34 IN BLOCK 6 IN WHEATON GABLES, A SUBDIVISION OF THAT PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON THE 7<sup>TH</sup> DAY OF MAY, 1924, AS DOCUMENT 177386, IN DUPAGE COUNTY, ILLINOIS.

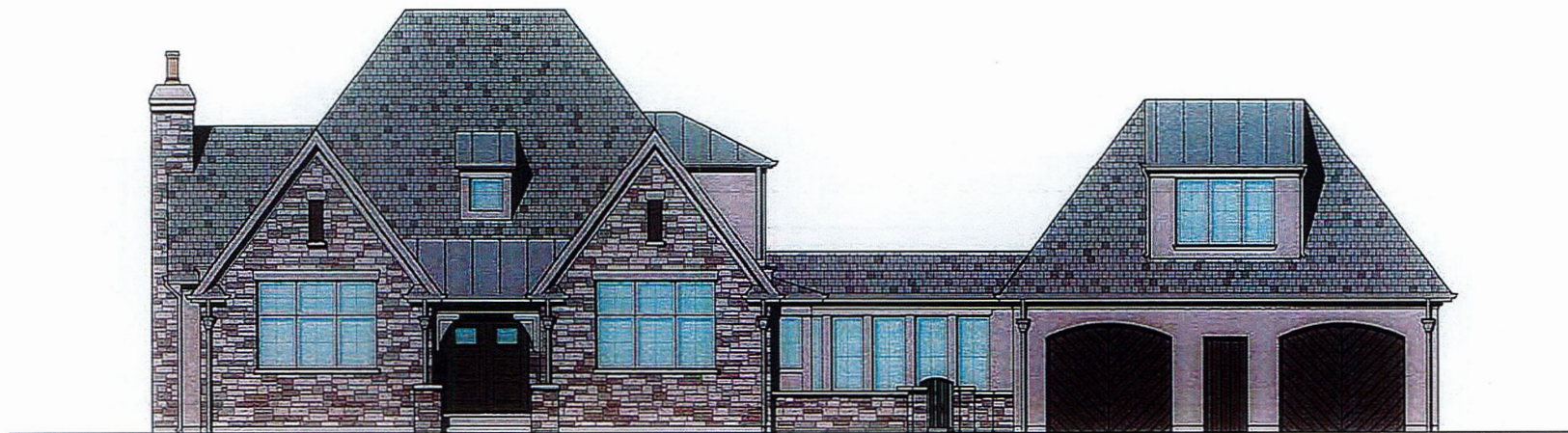
P.I.N.: 05-20-101-069

The subject property is commonly known as 1300 Aurora Way, Wheaton, IL 60187.

EXHIBIT "B"



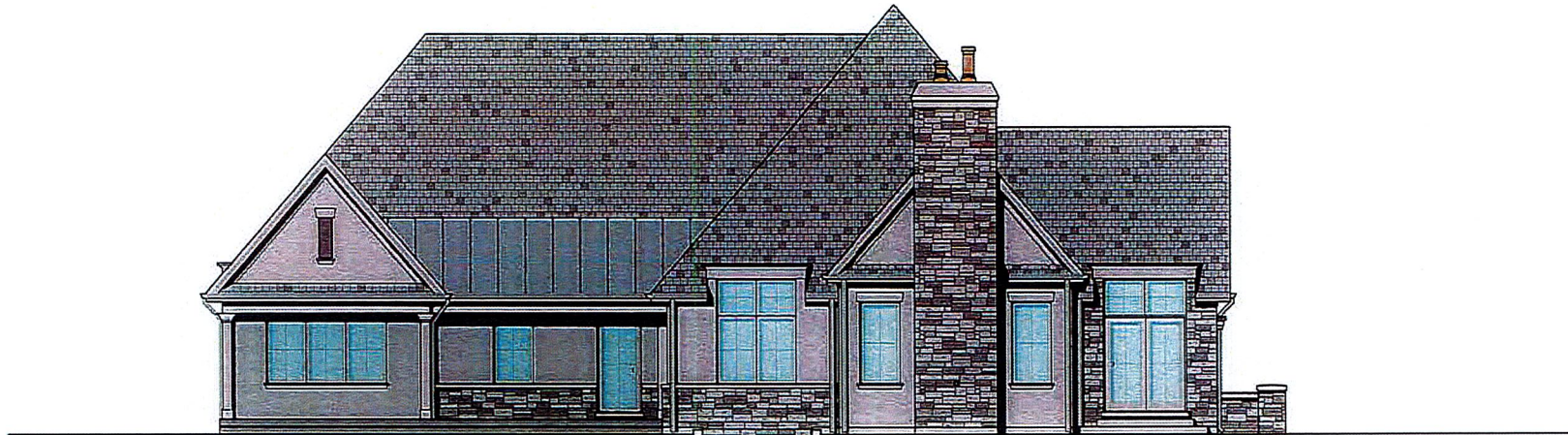
NORTH ELEVATION



EAST ELEVATION (SUNSET ROAD VIEW)

# THE MAURIELLO RESIDENCE





SOUTH ELEVATION (AURORA WAY VIEW)



WEST ELEVATION

# THE MAURIELLO RESIDENCE





