

ORDINANCE NO. O-2025-13

AN ORDINANCE GRANTING SUBDIVISION AND LOT DEPTH VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1106 NORTH PATH - MC MASTER

WHEREAS, written application has been made requesting subdivision of certain property described herein into two single-family lots (with proposed Lot 1 being 85.0 feet wide, 130.77 feet deep, and 11,107 square feet in lot area and proposed Lot 2 being 115.0 feet wide, 130.77 feet deep, and 15,028 square feet in lot area) and variations to Article 10.2.8 of the Wheaton Zoning Ordinance to allow lot depths for both proposed Lot 1 and 2 of 130.77 feet in lieu of the required 132.0 feet, all on property commonly known as 1106 North Path, 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 February 25, 2025 to consider the subdivision and lot depth variation requests; and the Planning and Zoning Board has recommended approval of the subdivision and lot depth variation requests.

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:

OF LOTS 5, 6, 7, 8, 9, 10, 11 AND 12 AND THE NORTH HALF OF THE VACATED ALLEY ADJACENT TO THE SOUTH OF SAID LOTS IN BLOCK 2 OF ANDERSON'S ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1885 AS DOCUMENT 34684, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-106-034; -035

The subject property is commonly known as 1106 North Path, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, the subdivision of certain property described herein into two single-family lots (with proposed Lot 1 being 85.0 feet wide, 130.77 feet deep, and 11,107 square feet in lot area and proposed Lot 2 being 115.0 feet wide, 130.77 feet deep, and 15,028 square feet in lot area) is granted, in full compliance with the following plans: "Denson's North Path Resubdivision (Preliminary Plat)" and the "Preliminary Engineering Plan", both prepared by Steinbrecher Land Surveyor's and dated March 11, 2025, which are hereby approved, subject to the following conditions:

1. A variation is granted to Section 62-286 of the Wheaton City Code to waive the subdivision requirement to construct a City street lighting system along North Path;
2. A variation is granted to Section 62-291 of the Wheaton City Code to waive the subdivision requirement to construct a public sidewalk in lieu of a sidewalk donation for the property;
3. A variation is granted to Section 62-283 of the Wheaton City Code to waive the subdivision requirement to construct the water connection and buffalo box as a part of the subdivision, with the water service constructed as part of the new home construction;

4. A variation is granted to Section 62-281 of the Wheaton City Code to waive the subdivision requirement to construct the sanitary connection and service stub as a part of the subdivision, with the sanitary service constructed as part of the new home construction;
5. The maximum private storm sewer service allowed shall be 4" and a sewer service to the existing home must be shown on the proposed subdivision plan to meet City Code Sec 62-262; and
6. A drywell shall be installed on Lot 1 per the requirements of the DuPage County Stormwater Ordinance.

Section 3: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, variations to Article 10.2.8 of the Wheaton Zoning Ordinance to allow lot depths for both proposed Lot 1 and 2 of 130.77 feet in lieu of the required 132.0 feet are granted, in full compliance with the following plans: "Denson's North Path Resubdivision (Preliminary Plat)" and the "Preliminary Engineering Plan", both prepared by Steinbrecher Land Surveyor's and dated March 11, 2025, as presented.

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:



Andrea Randalle

City Clerk

Roll Call Vote:

Ayes:	Councilman Weller Councilman Barbier Councilwoman Bray-Parker Councilman Brown Mayor Suess Councilman Clousing Councilwoman Robbins
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: March 17, 2025

Published: March 18, 2025

3/11/25

Preliminary Engineering Plan



