

ORDINANCE NO. F-1629

AN ORDINANCE AMENDING ORDINANCE NO. F-1561, "AN ORDINANCE APPROVING PRELIMINARY PLAT OF SUBDIVISION AND VARIATIONS FOR CERTAIN PARCELS OF PROPERTY COMMONLY KNOWN AS THE NORTHEAST CORNER OF CROSS STREET AND SEMINARY AVENUE - ST. JOHN LUTHERAN CHURCH"

WHEREAS, on April 18, 2011, the City Council of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1561, "AN ORDINANCE APPROVING PRELIMINARY PLAT OF SUBDIVISION AND VARIATIONS FOR CERTAIN PARCELS OF PROPERTY COMMONLY KNOWN AS THE NORTHEAST CORNER OF CROSS STREET AND SEMINARY AVENUE - ST. JOHN LUTHERAN CHURCH" ("Original Ordinance") approving the preliminary plat of subdivision and variances for property legally described in Exhibit "A", attached hereto and commonly known as the northeast corner of Cross Street and Seminary Avenue ("Subject Property"); and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to revise the preliminary plat of subdivision by reducing the number of lots from six to four; and the City has determined that the revised preliminary plat of subdivision meets with the intent and provisions of the City Subdivision Regulations contained in the Wheaton City Code.

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 revised preliminary plat of subdivision of St. John Lutheran Subdivision, prepared by Dave Johnson and Associates, dated February 26, 2012 is hereby approved on the Subject Property subject to the following conditions, restrictions and requirements:

1. A variance is hereby granted from Section 62-286, street lighting, of the City Code to waive the requirement to construct a City street lighting system along Cross Street and Union Avenue as part of the required subdivision improvements.
2. The existing stormwater detention volume on the site shall be retained as part of the new development of the site.
3. The owner shall remove the gate system(s) from the public right-of-way used for closing Cross Street.
4. All defective or damaged public sidewalks fronting the subdivision along Cross Street, Union Avenue and Seminary Street shall be repaired as part of the required subdivision improvements.

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 or parts of ordinances in conflict with these provisions are hereby 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.


Mayor

ATTEST:


City Clerk

Roll Call Vote:

Ayes:	Councilman Rutledge Councilwoman Pacino Sanguinetti Councilman Scalzo Mayor Pro Tem Suess Councilwoman Ives
Nays:	None
Absent:	Mayor Gresk Councilman Mouhelis

Motion Carried Unanimously

Passed: March 19, 2012
Published: March 20, 2012

EXHIBT "A"

LOT 4, 5, 6, 7, 8 AND 9 IN BLOCK 18 IN LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1857 AS DOCUMENT NUMBER 11622, IN DUPAGE COUNTY ILLINOIS.

The Subject Property is commonly known as the northeast corner of Cross Street and Seminary Avenue, Wheaton, IL 60187.

PINs: 05-16-129-001
05-16-129-002
05-16-129-004
05-16-129-005
05-16-129-010
05-16-129-011

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