

ORDINANCE NO. F-1884

AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW THE TWO PROPERTIES TO FUNCTION AS ONE LOT WITHOUT A FORMAL CONSOLIDATION OF THE LOTS BEING REQUIRED LOCATED AT 124 SOUTH DORCHESTER AVENUE AND 119 SOUTH MORGAN AVENUE - STONE

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the two properties to function as one lot without a formal consolidation of the lots being required located at 124 South Dorchester Avenue and 119 South Morgan Avenue, Wheaton, IL (“Subject Property”); 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 August 25, 2015 to consider the PUD request; and the Planning and Zoning Board has recommended that the request be granted and approved.

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 Wheaton Planning and Zoning Board, PUD approval is granted to allow the two properties to function as one lot without a formal consolidation of the lots being required in full compliance with the attached site plan entitled “119 S. Morgan Ave. Proposed Site Plan” dated 9/3/15, to allow the construction on the following-described real estate:

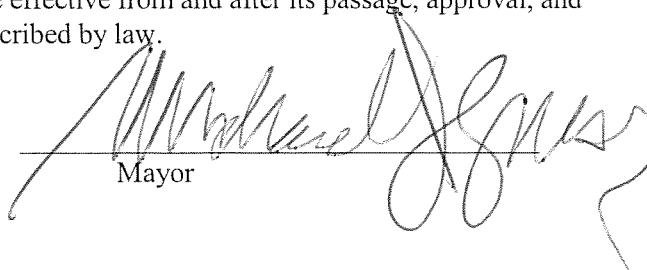
LOT 21 AND LOT 56 (EXCEPT THE SOUTH 9 FEET) IN PIERCE HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT 177385, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-310-033; -005

The subject property is commonly known as 124 South Dorchester Avenue and 119 South Morgan Avenue, Wheaton, IL 60187.

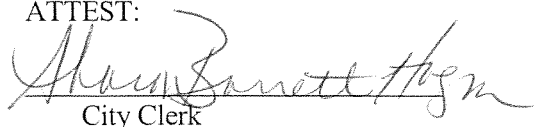
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: 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 Scalzo
Councilman Sues
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline

Nays: None

Absent: None

Motion Carried Unanimously

Passed: September 8, 2015
Published: September 9, 2015

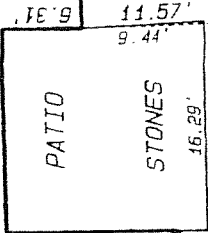
119 S. Morgan Ave.

Proposed Site Plan

9/3/15

56

1-STORY STONE & FRAME RESIDENCE
MEASURED ALONG & TO FRAME
BOTTOM OF SIDING = +752.17'



TREE Landscape

TREE Landscape

TREE Landscape

TREE Landscape

TREES Landscape

TREES Landscape

1-STORY BRICK & FRAME
RESIDENCE MEASURED TO
& ALONG SIDING
TOP OF FOUNDATION
= +752.56'

N 88°45'00" E 145.00'

S 88°45'00" W 145.00'

S 88°45'00" W 145.00'

SOUTH LINE OF LOT 56

FOUND 3/4" IRON PIPE 0.10' S. 60.0'

6" wood frame

FOUND 1 1/2" IRON PIPE 0.17' S. 60.36'

206.97'

4'-6" public walk

41.99'

5' public walk

N 00°02'10" W 50.99'

Morgan Ave.
SANITARY SEWER FLOWING SOUTH

