

**ORDINANCE NO. O-2018-51**

**AN ORDINANCE GRANTING A SUBDIVISION AND SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 616 N. MAIN STREET – L. MARTINEZ CONSTRUCTION**

**WHEREAS**, written application has been made requesting preliminary plat approval to subdivide the property into two lots and a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 35.5 feet in lieu of the required 40.5 feet for a new single-family residence that would be constructed on the eastern portion of the property, on certain property legally described herein and commonly known as 616 N. Main Street, 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 August 14, 2018 to consider the subdivision and setback variation request; and the Planning and Zoning Board has recommended approval of both the subdivision and the setback variation.

**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:

LOT 1, IN WYLIE'S DIVISION OF PART OF BLOCK 3, IN MALLORY'S ADDITION TO THE VILLAGE OF WHEATON, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WYLIE'S DIVISION RECORDED APRIL 17, 1919 AS DOCUMENT NO 136042, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-111-029

The subject property is commonly known as 616 N. Main Street, Wheaton, IL 60187.

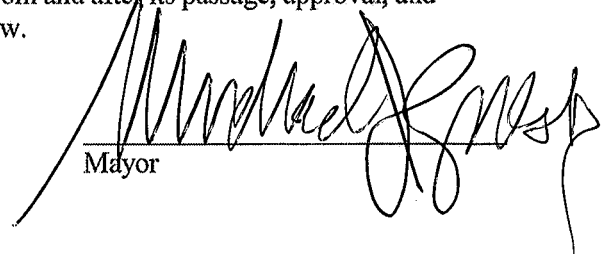
**Section 2:** The Preliminary Plat of Subdivision entitled "Jefferson Avenue Estates Subdivision" prepared by Steinbrecher Land Surveyors, West Chicago, IL, is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Preliminary Plat of Subdivision, subject to the following conditions:

1. A final engineering plan approval including the extension of a public sanitary sewer main to serve both new lots in the subdivision; and
2. A variance shall be granted to Section 62-286, street lighting, of the Wheaton City Code to waive the requirement to construct a City street lighting system along Jefferson Avenue as part of the subdivision.

**Section 3:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 35.5 feet in lieu of the required 40.5 feet for a new single-family residence that would be constructed on the eastern portion of the property is granted in full compliance with the plans entitled "Final Engineering Jefferson Avenue Estates Subdivision", prepared by Steinbrecher Land Surveyors, West Chicago, IL, dated July 18, 2018.

**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.



\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Clerk

Roll Call Vote

Ayes: Councilman Scalzo  
Councilman Sues  
Councilman Barbier  
Councilman Prendiville  
Mayor Gresk  
Councilman Rutledge

Nays: None

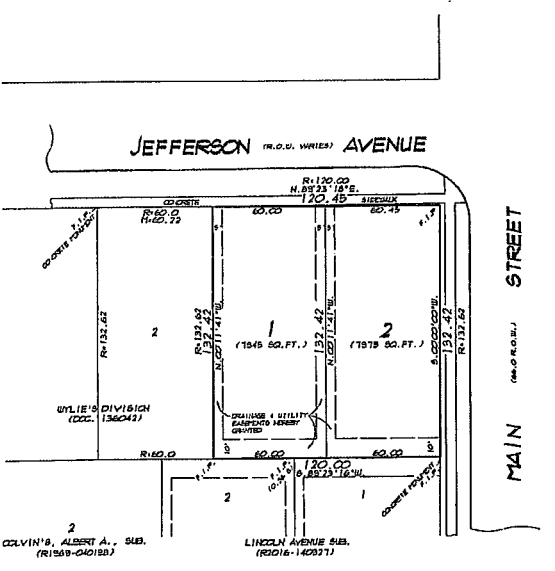
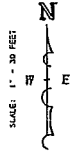
Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: August 20, 2018  
Published: August 21, 2018

**JEFFERSON AVENUE ESTATES SUBDIVISION**

IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DU PAGE COUNTY, ILLINOIS.  
P. I. N. 05-16-111-820



- NOTE**  
 1) IRON PIPES SET AT ALL LOT CORNERS  
 2) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE FOR DIRECTIONAL PURPOSES ONLY.

**CITY COUNCIL CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 APPROVED, BY THE CITY COUNCIL OF THE CITY WHEATON, DU PAGE COUNTY, ILLINOIS.  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 ATTEST: \_\_\_\_\_  
 CITY CLERK NAYOR, CITY OF WHEATON

**SURVEYOR'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM NO. 184-033126, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:  
 LOT 1 IN WYLIE'S DIVISION OF PART OF BLOCK 3 IN HALLORY'S ADDITION TO WHEATON, IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1919 AS DOCUMENT 153842, IN DU PAGE COUNTY, ILLINOIS.  
 AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF, SCALE OF MAP IS 30 FEET TO ONE INCH.  
 WE FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.  
 WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY DESCRIBED BY THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, MAP NUMBER 17043C0505 H, DATED DECEMBER 16, 2004.  
 WEST CHICAGO, ILLINOIS, APRIL 2, 2018.

STEINBRECHER LAND SURVEYORS, INC., BY:  
 RICHARD J. STEINBRECHER  
 PROFESSIONAL LAND SURVEYOR 3589  
 ILL. LICENSE EXPIRES NOVEMBER 30, 2010



Steinbrecher Land Surveyors, Inc.  
 Professional Land Surveyors  
 DuPage Fox Corporation Co. 04-003126  
 141 S. Halsted Blvd., West Chicago, IL 60090-2844  
 (630) 293-8900 Fax 293-8902

PREPARED FOR:  
 NEW AGE VENTURES, L.L.C.  
 216 S. WASHINGTON  
 ST. CHARLES, ILLINOIS

SUBMITTED BY AND RETURN TO:  
 CITY OF WHEATON  
 303 N. WESLEY STREET  
 WHEATON, IL 60167

**COUNTY RECORDER'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 THIS INSTRUMENT, NO. \_\_\_\_\_ HAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 COUNTY RECORDER

**COUNTY CLERK'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 I, PAUL HINDS, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORGOTTEN TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO RECORDABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.  
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 COUNTY CLERK

**CITY COLLECTOR'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 I, \_\_\_\_\_, COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 COLLECTOR

**DIRECTOR OF ENGINEERING CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 I, PAUL G. REDMAN, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.  
 DATED AT WHEATON, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 DIRECTOR OF ENGINEERING

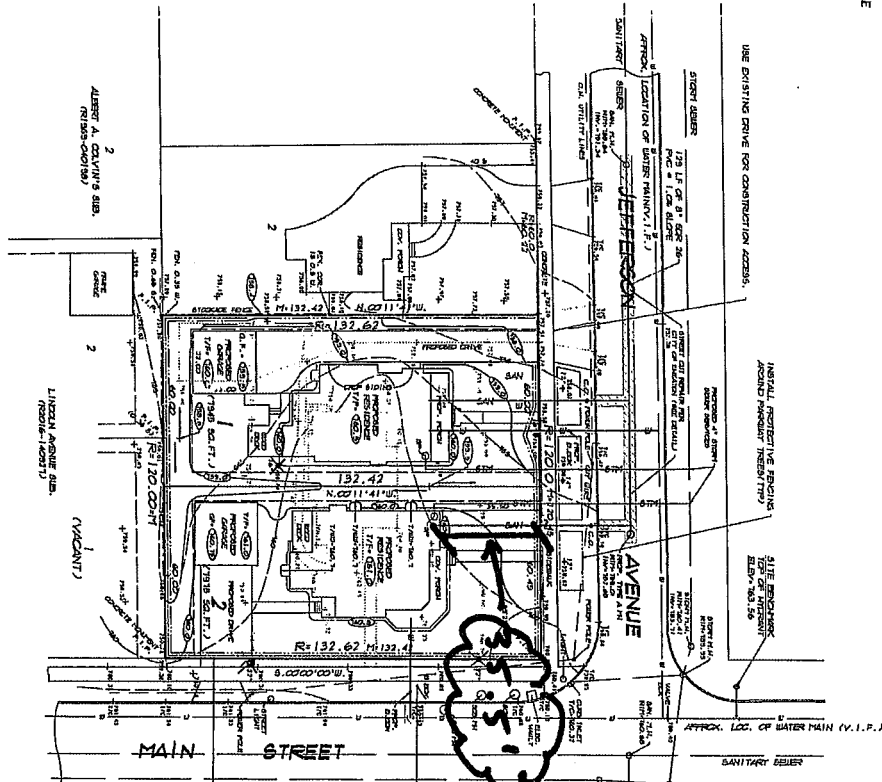
**OWNER'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 THIS IS TO CERTIFY THAT NEW AGE VENTURES, L.L.C. IS THE HOLDER OF RECORD TITLE OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN I FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN COMMUNITY UNIT SCHOOL DISTRICT 288.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 JOHN A. BOSCH, JR., MANAGER

**NOTARY'S CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF DU PAGE )  
 I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN A. BOSCH, JR., MANAGER OF NEW AGE VENTURES, L.L.C., PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF NEW AGE VENTURES, L.L.C. FOR THE USES AND PURPOSES HEREIN SET FORTH.  
 GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC

**DRAINAGE AND UTILITY EASEMENT PROVISIONS**  
 EASEMENTS SHOWN WITHIN THE DOTTED LINES OF THIS SUBDIVISION PLAT NAMED "DRAINAGE & UTILITY EASEMENT" ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO THE CITY OF WHEATON, COMMERCIAL TRUST, AND NORTHERN ILLINOIS GAS COMPANY AND OTHER PUBLIC UTILITIES COMPANIES OPERATING UNDER FRANCHISE WITH THE CITY OF WHEATON, ("GRANTEES"), AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON SAID ACTIVITIES NECESSARY TO CONDUCT BUSINESS OF SAID GRANTEES, FROM TIME TO TIME, FACILITIES USED-IN CONNECTION WITH SANITARY SEWER, STORMWATER SEWERS, WATER LINES, IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS, ELECTRICITY, TELEPHONE AND SIGNALING SYSTEMS, LIGHTING AND APPLIANCES THEREIN, UNDER THE SURFACE OF THE PROPERTY AND/OR DESCRIBED ("EASEMENT PROVISIONS"), TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, TOGETHER WITH ALL REASONABLE RIGHTS OF SUPPORT AND ACCESS ACROSS ANY ADJACENT LAND OWNED BY GRANTOR HEREUNDER FOR THE ENJOYMENT OF THE RIGHTS HEREBY GRANTED. ALL SUBJECT TO THE TERMS AND CONDITIONS HEREINAFTER SET FORTH.

CG17224816-108

LOT 1 IN THE 1915 DIVISION OF PART OF BLOCK 2 IN THE 1915 1/2 SECTION 16 IN THE NORTHWEST QUARTER OF RANGE 11N, TOWNSHIP 35N, RANGE 11E, COUNTY OF WHEATON, ILLINOIS  
 P. L. N. 05-16-11-023



LOT 1 AREA - 1915 SF

EXISTING IMPROVEMENTS

EXISTING (PROPOSED) : 1293 SF

CONCRETE APPROACH : 430 SF

ASPHALT DRIVEWAY : 1750 SF

ASPHALT DRIVEWAY : 1750 SF

TOTAL : 5263 SF

Stanhoecker Land Surveyors, Inc.  
 Professional Land Surveyors  
 1200 N. State Street, Suite 200  
 Chicago, Illinois 60610  
 Tel: 312.329.3333  
 Fax: 312.329.3334

LEGEND

1. 1/4" = 1" SCALE

2. 1/4" = 1" SCALE

3. 1/4" = 1" SCALE

4. 1/4" = 1" SCALE

5. 1/4" = 1" SCALE

6. 1/4" = 1" SCALE

7. 1/4" = 1" SCALE

8. 1/4" = 1" SCALE

9. 1/4" = 1" SCALE

10. 1/4" = 1" SCALE

STATE OF ILLINOIS } 5.3  
 COUNTY OF DU PAGE }

This is to certify that Stanhoecker Land Surveyors, Inc. Registered Professional Land Surveyors, DuPage County, Illinois, has surveyed the property shown and described hereon, which is in the best of our ability and skill, and in accordance with the provisions of the laws of the State of Illinois, and the rules and regulations of the Board of Surveyors for a boundary survey.

West Chicago, Illinois, March 16, 2018

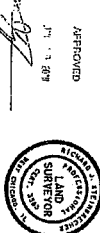
Richard J. Stanhoecker  
 Professional Land Surveyor  
 License expires Nov. 30, 2019

West Chicago, Illinois, June 10, 2018

STATE OF ILLINOIS } 5.5  
 COUNTY OF DU PAGE }

To the best of my knowledge and belief, that such surface objects will be protected for its accordance with generally accepted engineering practices and that the development of the subject site is in the best of my ability and skill, and in accordance with the provisions of the laws of the State of Illinois, and the rules and regulations of the Board of Surveyors for a boundary survey.

Richard J. Stanhoecker  
 Professional Land Surveyor  
 License expires Nov. 30, 2019



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 JUN 13 2018

PERMIT COPY

LOT 1 AREA - 1915 SF

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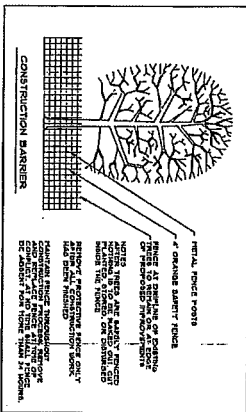
CONCRETE APPROACH : 430 SF

ASPHALT DRIVEWAY : 1750 SF

ASPHALT DRIVEWAY : 1750 SF

TOTAL : 5263 SF

- 1) ALL 1/4" THICK, TYPE 'C' CONCRETE WATER SERVICE IS REQUIRED TO BE PLACED IN THE WATER MAIN.
- 2) EXCEPT FOR THE EXISTING DRIVE IN THE REAR OF THE LOT, ALL DRIVEWAYS SHALL BE CONCRETE.
- 3) UNLESS IT CAN BE DEMONSTRATED THAT THE EXISTING DRIVEWAY CAN BE MAINTAINED IN THE EXISTING CONDITION, IT SHALL BE RECONSTRUCTED TO THE PUBLIC ROAD STANDARD. IT SHALL BE RECONSTRUCTED TO THE PUBLIC ROAD STANDARD. IT SHALL BE RECONSTRUCTED TO THE PUBLIC ROAD STANDARD.
- 4) ALL SANITARY SEWERS AND WATER MAINS SHALL BE CONSTRUCTED TO THE PUBLIC ROAD STANDARD. IT SHALL BE RECONSTRUCTED TO THE PUBLIC ROAD STANDARD.



SECTION CONTROL LIST

1. SHEET 1 OF 2

2. SHEET 2 OF 2

3. SHEET 3 OF 2

4. SHEET 4 OF 2

5. SHEET 5 OF 2

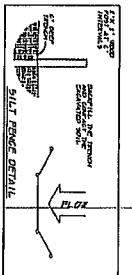
6. SHEET 6 OF 2

7. SHEET 7 OF 2

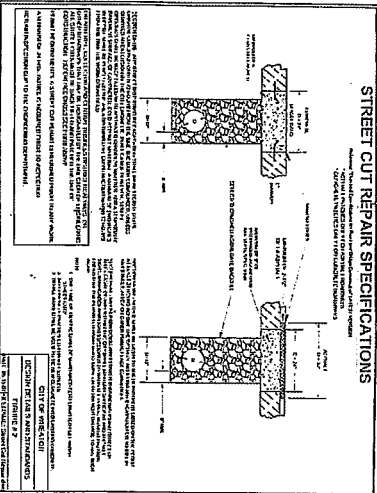
8. SHEET 8 OF 2

9. SHEET 9 OF 2

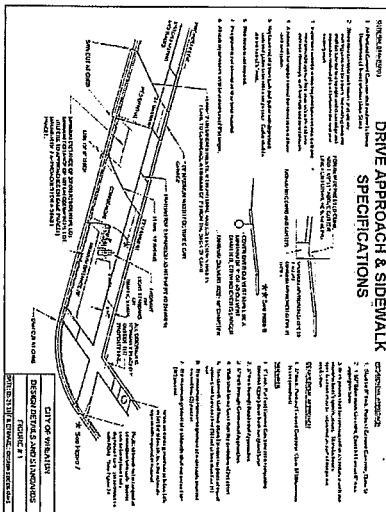
10. SHEET 10 OF 2



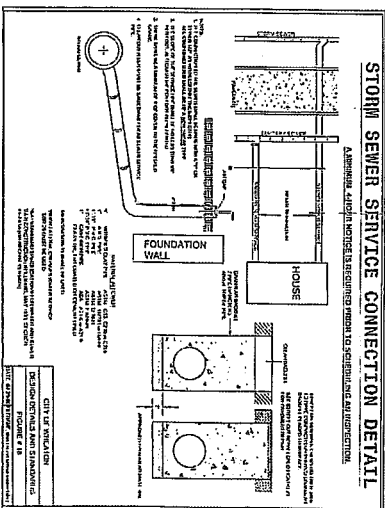
**STREET CUT REPAIR SPECIFICATIONS**



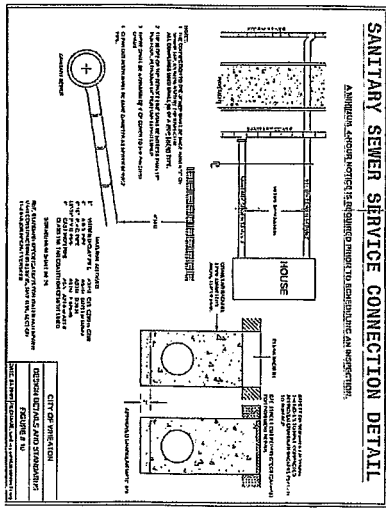
**DRIVE APPROACH & SIDEWALK SPECIFICATIONS**



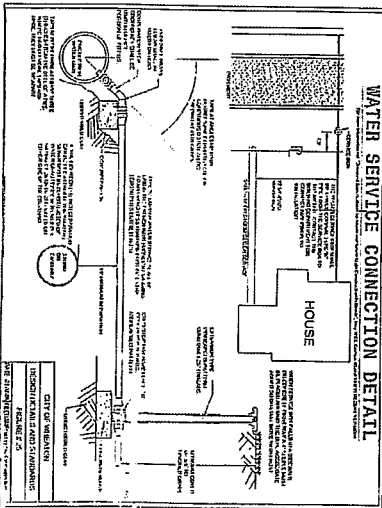
**STORM SEWER SERVICE CONNECTION DETAIL**



**SANITARY SEWER SERVICE CONNECTION DETAIL**



**WATER SERVICE CONNECTION DETAIL**



**Steinbrecher Land Surveyors, Inc.**  
 Professional Land Surveyors  
 11000 Old Orchard Road, Suite 100  
 Dallas, Texas 75243  
 Phone: 972-345-1100  
 Fax: 972-345-1102

