

**ORDINANCE NO. O-2020-06**

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND LOT DEPTH VARIATIONS FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1505 HARWARDEN STREET AND 213 PROSPECT STREET - EVERMORE HOMES**

**WHEREAS**, written application has been made to subdivide the property into four (4) single-family lots with a lot depth variation request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1505 Harwarden Street and 213 Prospect Street ("Subject Property"); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on January 28, 2020 to consider the zoning application.

**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:

LOTS 2 AND 3 IN SECOND BAPTIST CHURCH RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER R2018-089988, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-127-039; -040

The subject property is commonly known as 1505 Harwarden Street and 213 Prospect Street, Wheaton, IL 60187.

**Section 2:** The demolition of the existing structure located on the Subject Property shall be authorized by this Ordinance. Demolition of said structure, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

**Section 3:** The preliminary plat entitled "Preliminary Plat Harwarden Crossing", prepared by Taurus Engineering, Bartlett, IL, sheets 1-3, dated June 25, 2019, is hereby approved, subject to the following conditions, restrictions and requirements:

1. Prior to the submission of a final plat of subdivision, the applicant shall reduce the lot width for proposed lot 1 and 2 from 65.0 to 60.0 feet.
2. Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 10.2.8 of the Wheaton Zoning Ordinance is granted to allow lot depths of 131.0 feet for proposed lot 1, 130.0 feet for proposed lot 3 and 128.69 feet for proposed lot 4 in lieu of the required 132.0 feet for all three lots.

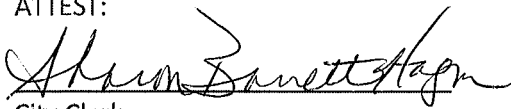
3. New public sidewalks shall be constructed along Harwarden Street and Prospect Avenue.
4. A variation is granted to Section 62-290 of the Wheaton City Code to waive the requirement to construct pavement edging along Harwarden Street and Prospect Avenue.
5. A variation is granted to Section 62-286 of the Wheaton City Code to waive the requirement to construct a City street lighting system along Harwarden Street and Prospect Avenue.

**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 Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Suess  
Councilwoman Robbins  
Councilman Rutledge

Nays: None

Absent: Councilman Zaruba

Motion Carried Unanimously

Passed: February 18, 2020

Published: February 19, 2020

PIN 05-15-127-039  
 PIN 05-15-127-040  
 213 N Prospect Street

# HAWARDEN CROSSING SUBDIVISION

In  
 Wheaton

# Preliminary Plat

**LEGAL DESCRIPTION**

Lots 2 and 3 in Second Baptist Church Re subdivision, being a subdivision of part of the Southeast 1/4 of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 24, 2018 as Document R2018-089988, in DuPage County, Illinois.



**SITE DATA**

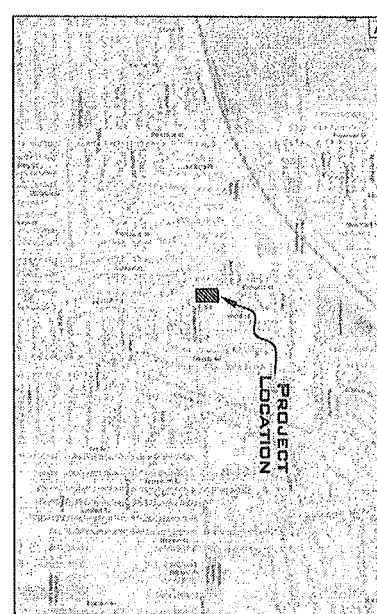
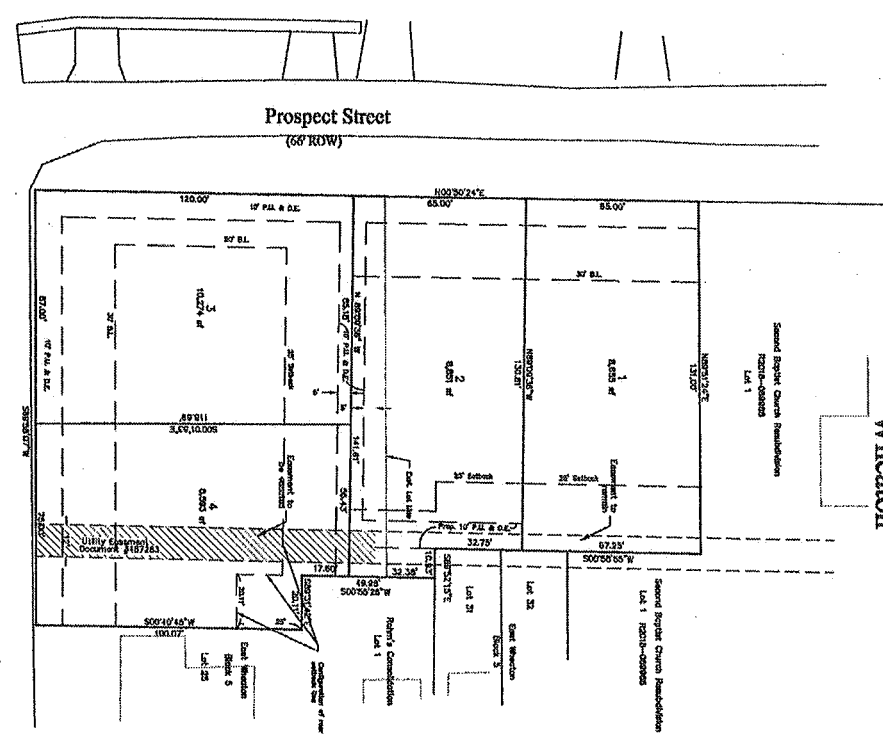
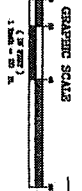
Total Area: 36,573 sq ft  
 Total Lot Area: 14,028 sq ft  
 Min. Lot Area: 8,395 sq ft  
 Avg. Lot Size: 9,095 sq ft  
 Density: 4.5 lots per acre  
 Proposed Zoning: R-4  
 Minimum Lot Depth: 137'

**Vertical Parameters**

Minimum Lot Area: 7,260 sq ft  
 Minimum Lot Depth: 137'  
 Minimum Lot Width: 137'  
 Vertical Elevation: Proposed 137'

**Setback Requirements**

Front Yard: 30'  
 Rear Yard: 25'  
 Corner Setback: 25'  
 Sideyard: <1 1/2 Story - 89' lot width  
 <1 1/2 Story - 105' lot width



Location Map

Taurus Engineering, L.L.C.

Preliminary Plat	
Hawarden Crossing	
Wheaton, Illinois 60157-2527	
Date of Plat	12/20/2018
Plat No.	2018-089988
Plat Book	1 of 3
Plat Page	1 of 3
Plat Title	
Plat Author	
Plat Reviewer	
Plat Date	
Plat Status	
Plat Notes	

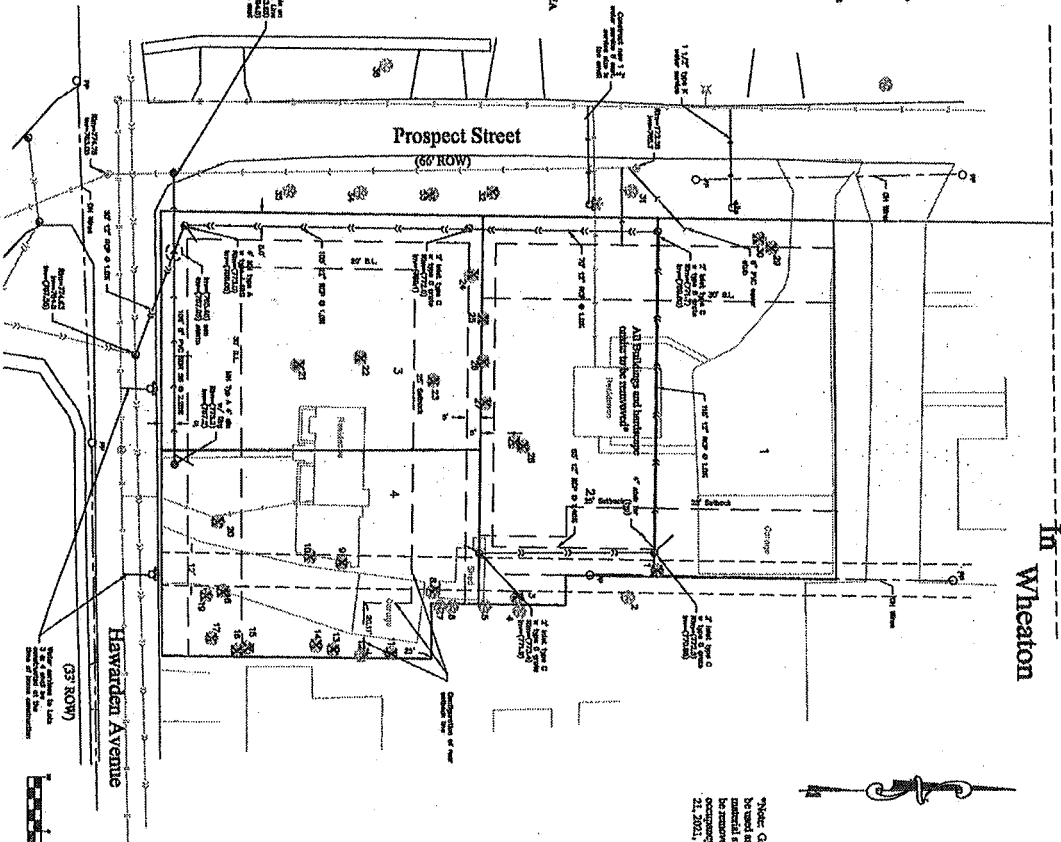
# HAWARDEN CROSSING SUBDIVISION

# Utility & Tree Plan

**LEGEND**

Symbol	Description
○	Existing Manhole
○	Proposed Manhole
○	Existing Valve
○	Proposed Valve
○	Existing Meter
○	Proposed Meter
○	Existing Transformer
○	Proposed Transformer
○	Existing Pole
○	Proposed Pole
○	Existing Line
○	Proposed Line
○	Existing Structure
○	Proposed Structure
○	Existing Foundation
○	Proposed Foundation
○	Existing Foundation
○	Proposed Foundation

**EXISTING IMPROVEMENTS AREA**  
 Building: 3,700 sq ft  
 Drive: 5,440 sq ft  
 Walk: 1,000 sq ft  
 Total: 10,140 sq ft



**UTILIZATION PLAN**

Item	Quantity	Notes
Manholes	1	Existing
Proposed Manholes	1	Proposed
Valves	1	Existing
Proposed Valves	1	Proposed
Meters	1	Existing
Proposed Meters	1	Proposed
Transformers	1	Existing
Proposed Transformers	1	Proposed
Poles	1	Existing
Proposed Poles	1	Proposed
Lines	1	Existing
Proposed Lines	1	Proposed
Structures	1	Existing
Proposed Structures	1	Proposed
Foundations	1	Existing
Proposed Foundations	1	Proposed

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**Taurus Engineering, L.L.C.**  
 5807 S. 2nd St.  
 Suite 11, 60113  
 (630) 346-0306  
 tauruseng.com

<b>Utility &amp; Tree Plan</b>	
<b>Hawarden Crossing</b>	
Wheaton, Illinois	
Project No.	2018-001
Scale	1" = 20'
Drawn By	SCOTT MANNING
Checked By	DAVE
Project Location	213 N Prospect Street, Wheaton, IL 60187



