

PIN: 08-18-123-034

ADDRESS:  
610 N. SLEIGHT STREET  
NAPERVILLE, IL 60563

PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #20-1-067

**ORDINANCE NO. 20 -**

**AN ORDINANCE GRANTING A LOT WIDTH VARIANCE  
FROM SECTION 6-6A-6 OF THE NAPERVILLE MUNICIPAL CODE  
FOR THE WALDRON REDIVISION (610 N. SLEIGHT STREET)**

**RECITALS**

1. **WHEREAS**, Daniel B. Waldron and Stephanie C. Waldron, Trustees of the Waldron Family 2014 Trust dated May 1, 2014, ("**Owners and Petitioners**"), are the owners of real property located at 610 N. Sleight Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"), and have petitioned the City of Naperville for approval of a lot width variance for said property; and
2. **WHEREAS**, the Subject Property is currently zoned R1A (Low Density Single Family Residence District) and is improved with a single-family residence, a horseshoe driveway, and the north half of the lot is comprised of accessory structures and open space; and

3. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance to reduce the minimum lot width in order to subdivide the Subject Property into two lots; and
4. **WHEREAS**, Section 6-6A-6 (R1A Zoning District: Lot Width Requirements) requires a 70' minimum lot width for single family detached dwelling; and
5. **WHEREAS**, the proposed subdivision depicts Lot 1 to be 60.14' in width and Lot 2 to be 69.86' in width which is under the 70' required minimum width thereby triggering the need for a variance; and
6. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit C** attached hereto; and
7. **WHEREAS**, the Owners and Petitioners have requested the City approve this ordinance along with an ordinance approving a Preliminary/Final Plat of Subdivision and OAA and an ordinance approving a temporary use (hereinafter cumulatively referenced herein as the "**Waldron Resubdivision Ordinances**"); and
8. **WHEREAS**, on October 21, 2020, the Planning and Zoning Commission considered the requested variance and recommended approval of the Petitioner's request; and
9. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:**

**SECTION 1:** The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A variance from Section 6-6A-6 (R1A Zoning District: Lot Width Requirements) of the Naperville Municipal Code to reduce the 70’ minimum lot width requirement to 60.14’ for Lot 1 and 69.86’ for Lot 2 as depicted on the Preliminary/Final Plat of Subdivision attached hereto as **Exhibit B**, is hereby approved.

**SECTION 3:** Subject to approval, execution, and recordation of the Waldron Resubdivision Ordinances and the Owners Acknowledgement and Acceptance Agreement, the variance request described herein is granted as provided herein.

**SECTION 4:** This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

**SECTION 5:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 6:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

**SECTION 7:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk