

**ORDINANCE NO. F-0210**

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP  
AND GRANTING A VARIATION FOR A SIDE YARD ABUTTING A STREET  
TO ALLOW THE CREATION OF AN ADDITIONAL BUILDING LOT WEST OF  
AN EXISTING RESIDENCE ON A CERTAIN PIECE OF PROPERTY COMMONLY  
LOCATED AT 1800 NORTH STODDARD AVENUE - GATHMAN**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, and to grant a variation for a side yard abutting a street for an existing wood deck in order to allow the creation of an additional buildable lot west of the existing residence on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1800 North Stoddard Avenue; 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 Board of Zoning Appeals on January 13, 1998, to consider the zoning amendment and variation; and the Wheaton Board of Zoning Appeals has recommended approval of the zoning amendment and variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, is amended by deleting the following-described property from the R-1 Residential District zoning classification and including it in the R-3 Residential District zoning classification:

LOT 8 IN BLOCK 3 IN ARTHUR F. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, AND THAT PART LYING SOUTH OF THE CENTER LINE OF GENEVA ROAD OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT NO. 175034 IN DUPAGE COUNTY, ILLINOIS.

PIN 05-10-103-020

This property is commonly located at 1800 North Stoddard Avenue, Wheaton, IL 60187, ("subject property").

Section 2: A variation from the requirements of Section 3.4A 5(d) of the Wheaton Zoning Ordinance is granted to permit a side yard setback of sixteen feet (16'), in lieu of 20 feet, for the existing wood deck on the subject property. The rezoning and variation granted in this ordinance are granted pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are 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 Mork  
Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson  
Councilwoman Johnson

Nays: None  
Absent: None

Motion Carried Unanimously

Passed: February 2, 1998

Published: February 3, 1998