

ORDINANCE NO. F-0294

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
ON A CERTAIN PIECE OF PROPERTY
COMMONLY LOCATED AT 1746 NAPERVILLE ROAD - LAVERY**

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, on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1746 Naperville Road; 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 November 10, 1998, to consider the zoning amendment; and the Wheaton Board of Zoning Appeals has recommended approval of the zoning amendment and issuance of the special use permit.

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 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:

PARCEL 1: THAT PART OF LOT ONE, OF PLAT OF OSWALD SITTLER FARM, BEING A PART OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS: THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 388 FEET FOR A PLACE OF BEGINNING, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, 250 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 28, 175 FEET; THENCE EAST PARALLEL WITH THE SAID NORTH LINE OF SAID SECTION 28, 250 FEET; THENCE NORTH ALONG THE SAID EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 28, 175 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 321 FEET OF THE SOUTH 80 FEET OF THE NORTH 643 FEET OF LOT 1 IN THE PLAT OF OSWALD SITTLER FARM OF PART OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1913 AS DOCUMENT 113254, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE WEST 71 FEET OF THE EAST 321 FEET OF THE SOUTH 175 FEET OF THE NORTH 563 FEET OF LOT ONE OF OSWALD SITTLER FARM, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 2, 1913 IN THE OFFICE OF THE RECORDER OF DEEDS OF DUPAGE

COUNTY, ILLINOIS AS DOCUMENT NUMBER 113254, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-28-100-008 and 05-28-100-018

This property is commonly located at 1746 Naperville Road, Wheaton, IL 60187, ("subject property").

Section 2: The zoning granted in this ordinance is 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

Ayes:

ROLL CALL VOTE:

Councilman Johnson
Councilwoman Johnson
Councilman Mork
Councilwoman Davenport
Councilman Eckhoff
Councilman Gresk
Mayor Carr

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: December 7, 1998
Published: December 8, 1998