

ORDINANCE NO. F-0316

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1405 S. GABLES BOULEVARD/MAGUIRE

WHEREAS, a 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, to rezone and reclassify certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly located at 1405 S. Gables Boulevard; and

WHEREAS, the zoning application is being requested pursuant to the terms and conditions of a certain annexation agreement dated February 1, 1999, among the City and A. F. Maguire and Helen D. Maguire ("Owners") ("Annexation Agreement"); 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 City Council, sitting as a special hearing body on January 25, 1999, to consider the requested zoning amendment.

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 Wheaton Zoning Ordinance, is amended by adding, including and classifying the following described property **in** the R-2 Residential District zoning classification:

LOT #4 OF PROPERTY OWNER'S DIVISION OF LOT 1 OF HADLEY ESTATES, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF OF SAID PROPERTY OWNERS' DIVISION RECORDED MAY 15, 1947 AS DOCUMENT 521041 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-20-400-004

The subject property is commonly known as 1405 S. Gables Boulevard, Wheaton, Illinois 60187.

Section 2: Pursuant to finding of fact by the City Council, the Subject Property is granted the following variations: A) Minimum lot width at the building line shall be eighty-three (83) feet in lieu of the required ninety (90) feet (Section 8.2.4 Zoning Ordinance); B) Minimum front yard depth shall be thirty-seven and thirty-three tenths (37.33) feet in lieu of the required forty (40) feet (Section 8-2.5 Zoning Ordinance).

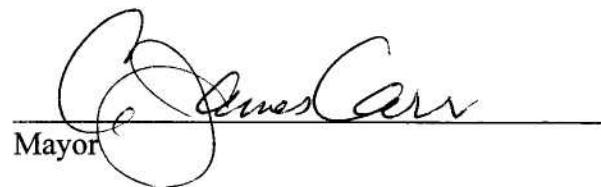
Section 3: The subject property shall be developed and improved in full compliance with the terms, provisions, and conditions of the Annexation Agreement; and the zoning granted herein is granted pursuant to the Annexation Agreement, which is on file in the Office of the City Clerk and incorporated into this ordinance by this reference as though fully set forth herein.

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 the second anniversary of its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:

Emily M. Condega
City Clerk



Mayor

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 1, 1999

Published: February 2, 1999