

**ORDINANCE NO. F-0522**

**AN ORDINANCE AMENDING THE ZONING MAP AND GRANTING A  
REZONING FROM THE R-1 RESIDENTIAL DISTRICT  
TO THE R-3 RESIDENTIAL DISTRICT  
2225 WARRENVILLE AVENUE/LAINE PROPERTIES**

**WHEREAS**, written application has been made requesting a rezoning of the property commonly known as 2225 Warrenville Avenue from the R-1 Residential District to the R-3 Residential District; 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 September 26, 2000, to consider the rezoning request and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the rezoning.

**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:** Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a rezoning of the property commonly known as 2225 Warrenville Avenue from the R-1 Residential District to the R-3 Residential District is granted subject to the following condition:

- A. The existing home on the subject property may be demolished provided the owner files a demolition application on the form provided by the City, and such demolition be done in accordance with the provisions of the BOCA building codes in force at the time and any additional requirements or conditions as placed on the owner by the Building and Code Enforcement Department.

The property that is the subject of the rezoning is legally described as:

THAT PART OF LOT 5 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S WIESBROOK ROAD SUBDIVISION, BEING A SUBDIVISION OF THE WEST FRACTIONAL HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1925 AS DOCUMENT 194383 AND CERTIFICATE OF CORRECTION FILED NOVEMBER 10, 1925 AS DOCUMENT 202879, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 211.2 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 105.70 FEET, THENCE SOUTHEASTERLY 140 45 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, 157.0 FEET EASTERLY FROM THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHWESTERLY LINE, 157.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-30-101-008

The property is commonly known as 2225 Warrenville Avenue, Wheaton, Illinois 60187.

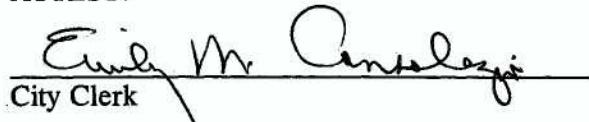
Section 2: All ordinances or part of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



Emily M. Anselmo  
City Clerk

Roll Call Vote

Ayes:	Councilwoman Davenport Councilman Eckhoff Councilman Gresk Mayor Carr Councilman Johnson Councilwoman Johnson Councilman Mork
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: October 2, 2000  
Published: October 3, 2000