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**ORDINANCE NO. F-0553**

**AN ORDINANCE DENYING A REQUEST FOR SUBDIVISION AND  
A LOT DEPTH VARIATION ON A CERTAIN PIECE OF PROPERTY  
COMMONLY KNOWN AS 205 EAST PRAIRIE AVENUE - VIVODA**

WHEREAS, written application has been made for the subdivision of the property commonly known as 205 East Prairie Avenue ("subject property"), together with a lot depth variation thereon from the provisions of Section 62-214 of the Wheaton City Code; and the Wheaton Plan Commission has recommended that the subdivision and variation be denied;

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 following-described property has been, and continues to be, zoned and classified in the R-3 District zoning classification:

LOT 2 IN HUTTER'S ASSESSMENT PLAT IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 1947 AS DOCUMENT 531315 IN DUPAGE COUNTY, ILLINOIS.

PIN 05-09-308-004

This property is commonly known as 205 East Prairie Avenue, Wheaton, IL 60187 ("subject property").

Section 2: The following Findings of Fact are determined by the City:

- A. The proposed subdivision would create new Lot 1 with a 108-foot depth which would be significantly less than the minimum 132-foot requirement of the City Code.
- B. The majority of the lots in the area of the subject property comply with the minimum lot depth requirement of 132 feet, as required by the City Code.
- C. The depth of the proposed Lot 1 would be inconsistent with the character of, and adversely affect, the surrounding residential neighborhood.

Section 3: Pursuant to the Findings of Fact determined in Section 2 of this ordinance, the requested subdivision and lot depth variation on the subject property are hereby denied.

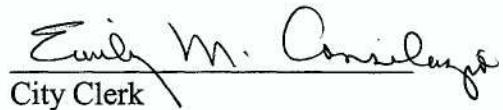
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



James Carr  
Mayor

ATTEST:



Emily M. Conilanga  
City Clerk

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: December 18, 2000

Published: December 19, 2000