

ORDINANCE NO. F-0812

AN ORDINANCE GRANTING LOT WIDTH AND LOT SIZE VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 924 N. WASHINGTON STREET

WHEREAS, written application has been made requesting variations to Articles 9.2.4 and 9.2.3 of the City of Wheaton Zoning Ordinance in conjunction with the subdivision of the property at 924 N. Washington Street into two lots with lot widths of 65 feet in lieu of the required 70 foot lot width, and lot sizes of 9,928.8 square feet in lieu of the required 10,000 square foot lot size; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Planning & Zoning Board on April 8, 2003 and April 22, 2003 to consider the variation requests as part of a subdivision application and the Wheaton Planning & Zoning Board has recommended approval of the subdivision application along with the requested zoning variations.

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 Planning & Zoning Board, variations are granted to Articles 9.2.4 and 9.2.3 of the City of Wheaton Zoning Ordinance in conjunction with the subdivision of the property at 924 N. Washington Street into two lots with lot widths of 65 feet in lieu of the required 70 foot lot width, and lot sizes of 9,928.8 square feet in lieu of the required 10,000 square foot lot size in accordance with the final plat of subdivision entitled "*Bond's Subdivision*"; prepared by *Harold F. Steinbrecher, Jr., an Illinois professional land surveyor, dated February 15, 2003*.

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

LOTS 1 AND 2, AND LOT 3 (EXCEPT THE SOUTH 26 FEET THEREOF) IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF BLOCKS 1 TO 11 INCLUSIVE, AND 13, 14, AND 15 IN N.E. GARY'S SECOND ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 21, 1923 AS DOCUMENT 164742, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-09-418-008, 05-09-418-009, 05-09-418-010

The property is commonly known as 924 N. Washington Street, Wheaton, Illinois 60187.

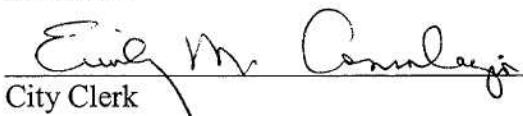
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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. Conley
City Clerk

Roll Call Vote

Ayes:

Councilwoman Johnson
Councilman Mork
Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr

Nays: None

Absent: None

Passed: May 5, 2003
Published: May 6, 2003