

**ORDINANCE NO. F-0851**

**AN ORDINANCE GRANTING A LOT AREA VARIATION  
TO ALLOW THE RESUBDIVISION OF THREE PARCELS OF PROPERTY –  
ILLINOIS STREET AND WASHINGTON STREET  
TWEETEN RESUBDIVISION**

**WHEREAS**, written application has been made to seek approval of a lot area variation to allow the resubdivision of several pieces of property near the corner of Washington Street and Illinois Street;

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning & Zoning Board on October 14, 2003 to consider the variation request and the Wheaton Planning & Zoning Board has recommended approval of the application.

**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:** The following legally described property has been and continues to be zoned and classified in the R-4 Single Family Zoning District classification.

317 E. ILLINOIS: LOT 9 (EXCEPT THE EAST ONE HUNDRED TWENTY-ONE AND TEN HUNDREDTHS (121:10) FEET THEREOF) IN BLOCK 6 IN WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1869 IN BOOK 2 OF PLATS, PAGE 11 AS DOCUMENT 11488, IN DUPAGE COUNTY, ILLINOIS.

320 W. WASHINGTON: THE SOUTH 49 FEET OF LOT 8 IN BLOCK 6 OF WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1869, AS DOCUMENT 11488, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-326-013, 05-16-326-014

LOT 9 (EXCEPT THE EAST ONE HUNDRED TWENTY-ONE AND TEN HUNDREDTHS (121:10) FEET THEREOF) IN BLOCK 6 IN WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1869 IN BOOK 2 OF PLATS, PAGE 11 AS DOCUMENT 11488, IN DUPAGE COUNTY, ILLINOIS.

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LOT 5 (EXCEPT THE NORTH 34 FEET AND THE EAST 150 FEET OF SAID LOT 8) IN BLOCK 6 IN WARREN L. WHEATON'S SECOND ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER AND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1869 AS DOCUMENT 11488, IN DU PAGE COUNTY, ILLINOIS. P.I.N. 05-16-326-013, 05-16-326-014, 05-16-326-017

LOT 28, IN DANADA FARMS EAST UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1987 AS DOCUMENT NO. R87-163490, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-28-401-013

The properties are commonly known as 317 E. Illinois Street, 320 S. Washington Street and the western 42 feet of 316 S. Washington Street, Wheaton, Illinois 60187.

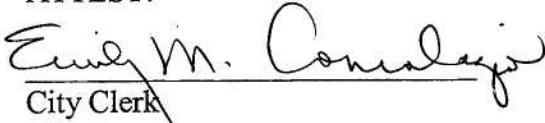
Section 2: A variation to Article 10.2.2 of the City of Wheaton Zoning Ordinance is hereby granted to allow a 6,637 square foot lot at 320 South Washington Street in lieu of the required 7,260 square foot lot size contained in the R-4 Single Family Zoning District classification.

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.

  
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Mayor

ATTEST:

  
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Emily M. Conulage  
City Clerk

Roll Call Vote

Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Pro Tem Mork  
Councilwoman Johnson

Ayes:

Nays:

Absent:

Motion Carried Unanimously

Passed: October 20, 2003  
Published: October 21, 2003