

ORDINANCE NO. F-1884

AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW  
THE TWO PROPERTIES TO FUNCTION AS ONE LOT WITHOUT A FORMAL  
CONSOLIDATION OF THE LOTS BEING REQUIRED LOCATED AT 124 SOUTH  
DORCHESTER AVENUE AND 119 SOUTH MORGAN AVENUE - STONE

**WHEREAS**, written application has been made requesting a special use permit for a planned unit development to allow the two properties to function as one lot without a formal consolidation of the lots being required located at 124 South Dorchester Avenue and 119 South Morgan Avenue, Wheaton, IL ("Subject Property"); 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 Planning and Zoning Board on August 25, 2015 to consider the PUD request; and the Planning and Zoning Board has recommended that the request be granted and approved.

**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:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, PUD approval is granted to allow the two properties to function as one lot without a formal consolidation of the lots being required in full compliance with the attached site plan entitled "*119 S. Morgan Ave. Proposed Site Plan*" dated 9/3/15, to allow the construction on the following-described real estate:

LOT 21 AND LOT 56 (EXCEPT THE SOUTH 9 FEET) IN PIERCE HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT 177385, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-310-033; -005

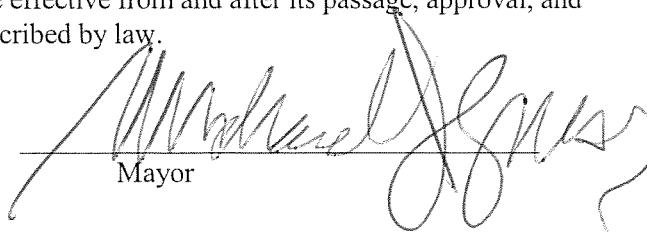
The subject property is commonly known as 124 South Dorchester Avenue and 119 South Morgan Avenue, Wheaton, IL 60187.

**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

ATTEST:

  
City Clerk

  
Mayor

Roll Call Vote

Ayes: Councilman Scalzo  
Councilman Suess  
Councilwoman Fitch  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk  
Councilman Saline

Nays: None

Absent: None

Motion Carried Unanimously

Passed: September 8, 2015  
Published: September 9, 2015

119 S. Morgan Ave.

## Proposed Site Plan

9/3/15

1-STORY STONE & FRAME RESIDENCE  
MEASURED ALONG & TO FRAME  
BOTTOM OF SIDING = +752.17'

