

ORDINANCE NO. F-1898

AN ORDINANCE AUTHORIZING THE REPEAL OF ORDINANCE NO. F-1436 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING ZONING VARIATIONS FOR A CERTAIN PARCEL OF PROPERTY COMMONLY KNOWN AS 631 SOUTH HALE STREET – FOY"

WHEREAS, on July 6, 2009, the City of Wheaton ("City"), enacted City Ordinance No. F-1436, "AN ORDINANCE AUTHORIZING THE REPEAL OF ORDINANCE NO. F-1436 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING ZONING VARIATIONS FOR A CERTAIN PARCEL OF PROPERTY COMMONLY KNOWN AS 631 SOUTH HALE STREET – FOY" "Original Ordinance", which granted rezoning approval from the R-4 Single-Family Residential District to the O-R Office Research District to allow a business and professional use of the existing building with multiple setback variations for a new parking lot at, all on certain property legally described herein and commonly known as 631 South Hale Street, Wheaton, Illinois 60187; and

WHEREAS, no alterations have been completed to the existing building or property since it was rezoned to O-R Office Research District in 2009; and

WHEREAS, the current property owner has determined that the property has more value as a single-family residence than as a business or professional office and has requested that Ordinance No. F-1436 is repealed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, that Ordinance No. F-1436 is hereby repealed and that the zoning classification of the subject property should revert back to its previous zoning classification of R-4 Single-Family Residential.

The property that is subject of the variation extension is legally described as:

LOT 15 EXCEPT THAT PART OF LOT 15 IN BLOCK 3 IN W.I. AND W.E. WHEATON'S RESUBDIVISION OF LOT 2, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1924 AS DOCUMENT 116426 IN DUPAGE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 15, IN BLOCK 3 IN W.I. AND F.E. WHEATON'S RESUBDIVISION OF LOT 2 AS MONUMENTED AND OCCUPIED THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 50 MINUTES 38 SECONDS WEST 10.00 FEET ALONG THE WEST LINE OF SAID LOT 15 TO A POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER: THENCE SOUTH 46 DEGREES 05 MINUTES 25 SECONDS EAST 14.08 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15. SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER: THENCE SOUTH 88 DEGREES 39 MINUTES 48 SECONDS WEST 10.00 FEET ALONG SAID SOUTH LINE OF LOT 15 TO THE POINT OF BEGINNING, IN BLOCK 3 IN W.I. AND F.E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 AND ALL OF BLOCK 4 OF J.C. WHEATON'S 2ND ADDITION TO WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 9, 1914 AS DOCUMENT 116426, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as 631 South Hale Street, Wheaton, IL 60187.

Mayor

ATTEST:


City Clerk

Roll Call Vote

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

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: November 2, 2015
Published: November 3, 2015