

ORDINANCE NO. F-1976

AN ORDINANCE GRANTING REZONING FROM THE R-1 RESIDENTIAL DISTRICT TO THE O-R OFFICE RESEARCH DISTRICT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 155 AND 165 PAGE STREET – WYNDEMERE SENIOR LIVING, LLC

WHEREAS, written application has been made requesting a rezoning of the subject property from the R-1 Residential District to the O-R Office Research District, on certain property legally described herein and commonly known as 155 and 165 Page Street, Wheaton, Illinois 60187; 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 November 8, 2016 to consider the rezoning request; and the Planning and Zoning Board has recommended approval of the rezoning request.

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 Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following-described property from the R-1 Residential District zoning classification and adding and including the subject property in the O-R Office Research District zoning classification:

PARCEL 1: LOT 4 IN BLOCK 9 IN WHEATON PARK MANOR, BEING A SUBDIVISION OF PART OF LOTS 1 AND 2 OF OWNER'S PLAT OF PART OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FRACTIONAL SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 26, 1924 AS DOCUMENT 179446, IN DUPAGE COUNTY ILLINOIS.

PARCEL 2: THE NORTH 25 FEET OF LOT 6 AND ALL OF LOT 5 IN BLOCK 9 IN WHEATON PARK MANOR, A SUBDIVISION OF PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FRACTIONAL SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179446, IN DUPAGE COUNTY ILLINOIS.

PARCEL 3: LOT 8 IN BLOCK 9 IN WHEATON PARK MANOR, A SUBDIVISION OF PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FRACTIONAL SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

THE SOUTH 25 FEET OF LOT 6 AND ALL OF LOT 7 IN BLOCK 9 IN WHEATON PARK MANOR, BEING A SUBDIVISION OF PART OF LOTS 1 AND 2 OF OWNER'S PLAT OF PART OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FRACTIONAL SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WHEATON PARK MANOR, RECORDED JUNE 26, 1924 AS DOCUMENT 179446, IN DUPAGE COUNTY ILLINOIS.

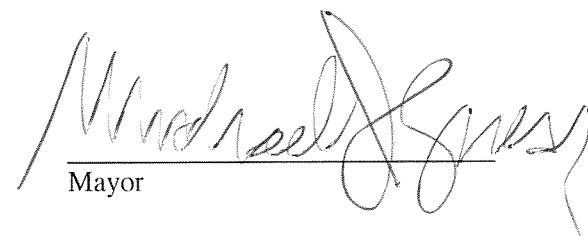
P.I.N. 05-18-402-004; -005; -006; -007

The subject property is commonly known as 155 and 165 Page Street, Wheaton, IL 60187.

Section 2: The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance and shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

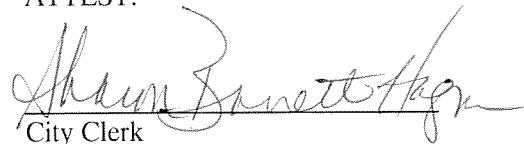
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk
Mayor

ATTEST:



Alan Bennett
City Clerk

Roll Call Vote

Ayes:	Councilman Scalzo Councilman Suess Councilwoman Fitch Councilman Prendiville Councilman Rutledge Mayor Gresk Councilman Saline
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Nays:	None
Absent:	None

Motion Carried Unanimously

Passed: November 21, 2016

Published: November 22, 2016

