

ORDINANCE NO. O-2025-12

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP ON CERTAIN PROPERTY COMMONLY  
KNOWN AS 1703 N. STODDARD AVENUE - KRETZ**

**WHEREAS**, a written petition has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois to rezone and reclassify certain property legally described herein that lies within the city limits of Wheaton, Illinois ("City"); and

**WHEREAS**, the Annexation Agreement dated March 3, 2025, between the City and Adam and Darcie Kretz ("Owner"), is the direct result of deliberations on the proposed annexation pursuant to the public hearing and other meetings before the City Council and City Staff; and

**WHEREAS**, pursuant to notice, a public hearing was conducted by the City Council on February 24, 2025.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The Zoning Map, which is attached to and forms a part of the Wheaton Zoning Ordinance, is amended by adding, including and classifying the following described property in the R-3 Residential Zoning District:

LOT 13 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, ALSO THAT PART LYING SOUTH OF THE CENTER LINE OF GENEVA ROAD OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

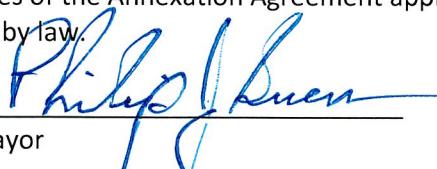
P.I.N. 05-10-107-004

The subject property is commonly known as 1703 N. Stoddard Avenue, Wheaton, IL 60187.

**Section 2:** The City Clerk is directed to record with the Office of the Recorder of Deeds, DuPage County, Illinois, and to file with the Office of the County Clerk, DuPage County, Illinois, a certified copy of this ordinance together with the accurate map of the subject property appended to this ordinance.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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 and execution by all the parties of the Annexation Agreement approved in conjunction with this rezoning as in the manner prescribed by law.

  
Philip J. Buer  
Mayor

ATTEST:

  
Andrea Rose Dale  
City Clerk

Roll Call Vote

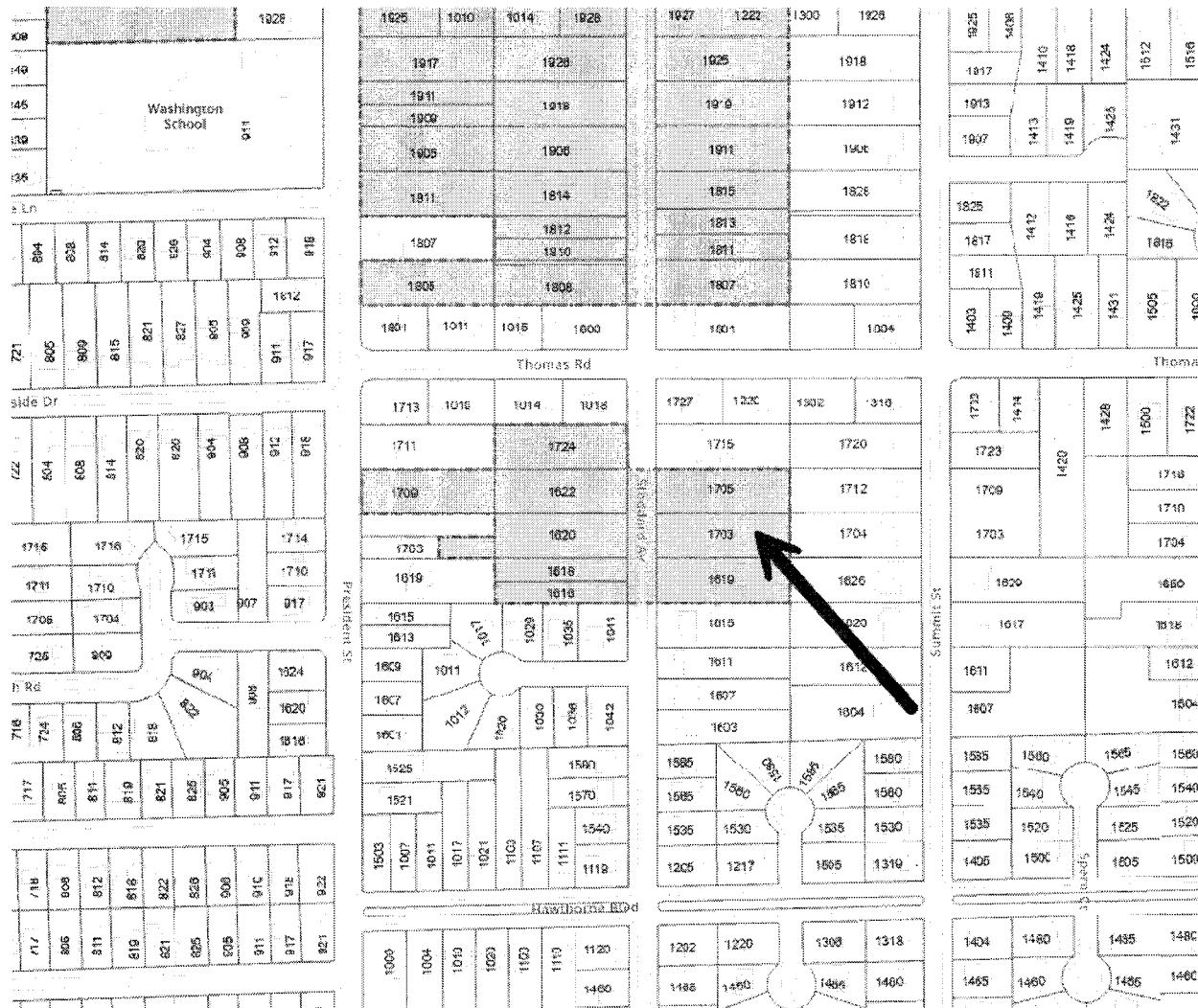
Ayes: Councilwoman Robbins  
Councilman Weller  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Pro Tem Barbier  
Councilman Clousing

Nays: None

Absent: Mayor Suess

Motion Carried Unanimously

Passed: March 3, 2025  
Published: March 4, 2025



1703 N. Stoddard Avenue, Wheaton, IL 60187

