

ORDINANCE NO. O-2025-41

AN ORDINANCE AMENDING THE WHEATON ZONING MAP ON CERTAIN PROPERTY COMMONLY
KNOWN AS 1S731 ORCHARD ROAD - WLODAREK

WHEREAS, on December 21, 2015, the City of Wheaton ("City") entered into a Pre-Annexation Agreement ("Agreement") with the owner of the property located at 1S731 Orchard Road ("Property") as the Property owner wished to be connected to City water but the Property was not yet contiguous to the boundaries of the City; and

WHEREAS, the Agreement mandated that the Property be annexed into the City upon becoming contiguous to the City, which occurred when the property at 1501 Waldorth Court was annexed; and

WHEREAS, the Agreement further mandated that immediately after the passage of an ordinance annexing the Property to the City, the City, shall, without further hearing, adopt an amendment to its Zoning Ordinance, zoning and classifying the Subject Property in the R-3 Residential District zoning classification.

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 9 IN BLOCK 2 IN WHEATON TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1927 AS DOCUMENT 229363, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-20-313-015

The subject property is commonly known as 1S731 Orchard Road, Wheaton, IL 60189.

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Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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, in the manner prescribed by law.


Philip J. Sauer
Mayor

ATTEST:


Andrea Rosedale
City Clerk

Roll Call Vote:

Ayes: Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Councilwoman Brice

Motion Carried Unanimously

Passed: September 2, 2025

Published: September 3, 2025

Map of Subject Property



1S731 Orchard Road, Wheaton, IL 60189

