

**ORDINANCE NO. F-0840**

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP FOR CERTAIN PIECES OF PROPERTY COMMONLY KNOWN AS 1755 SHAFFNER ROAD AND 1750 WIESBROOK ROAD (TEN TALENTS)**

**WHEREAS**, written application has been made to amend the zoning map which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois in order to create four (4) new single-family lots on the properties legally described herein and located at 1755 Shaffner Road and 1750 Wiesbrook Road, Wheaton, IL 60187; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing to consider the proposed rezoning and subdivision was convened by the Wheaton Planning and Zoning Board on July 22, 2003 with testimony heard on August 12, 2003 and August 26, 2003, and the Wheaton Planning and Zoning Board has unanimously recommended approval of the zoning amendment on August 26, 2003.

**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 deleting the following described R-1 Residential District properties, and including them in the R-3 Residential District zoning classification:

LOTS 1, 2, AND 8 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY’S WIESBROOK ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST FRACTIONAL HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-30-101-010, 05-30-101-005

The aforementioned properties are commonly known as 1755 Shaffner Road and 1750 Wiesbrook Road, Wheaton, IL 60187.

Section 2: Pursuant to the findings of fact as determined by the Wheaton Planning and Zoning Board, a rezoning from the R-1 Single-Family Residential District to the R-3 Single-Family Residential District zoning classification is hereby granted to permit the subdivision of said properties in order to create four (4) new single-family lots in full compliance with the *“Preliminary Plat of Park View Subdivision;” prepared by Siebert Engineers, Inc., Lombard, IL; revised August 12, 2003;* and subject to the following condition:

1. The extension of Shaffner Road shall maintain a width of 28 feet as required by the Wheaton City Code.
2. The granting of a variance from Section 62-212 of the Wheaton City Code to allow a lot width for Lot 5 of fifty-two feet (52’).

Section 3: All ordinances or parts thereof in conflict with the provisions of this ordinance are to the extent of such conflict expressly 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.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Ayes:

Roll Call Vote:

Councilman Johnson  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork  
Councilman Bolds  
Councilwoman Corry

Nays:

None

Absent:

Councilman Mouhelis

Motion Carried Unanimously

Passed: September 2, 2003  
Published: September 3, 2003