

**ORDINANCE NO. F-0889**

**AN ORDINANCE ALLOWING SUBDIVISION, ZONING VARIATION AND SPECIAL USE PERMIT FOR A CHURCH ON PROPERTY COMMONLY KNOWN AS 112 S. DORCHESTER-STONE**

**WHEREAS**, written application has been made requesting subdivision of the property legally described in this ordinance into two lots in order to build a single-family home on Lot 2. Application has also been made to secure a lot size variation to Article 10.2.2c of the Wheaton Zoning Ordinance to allow Lot 1 to have a lot size of 29,435 square feet instead of the required 65,340 square feet. Lastly, application has been made for the issuance of a special use permit to accommodate the existing church on Lot 1; all on property commonly known as 112 S. Dorchester, Wheaton, IL (“subject property”); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, public hearings were conducted by the Wheaton Planning and Zoning Board on January 27 and February 24, 2004 to consider the subdivision, variation and special use permit requests; and the Planning and Zoning Board has recommended that all of the requests be granted and approved.

**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 subdivision of the property legally described in Section 2 of this ordinance is granted in order to build a single family home on newly created Lot 2 and the Mayor is authorized to sign the plat of subdivision of the Dorchester Avenue Resubdivision, Sheets 1 and 2 prepared by Dave Johnson & Associates, 323 S. Hale Street, Wheaton, Illinois, dated December 22, 2003 and the City Clerk is authorized to attest to the signature of the Mayor.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a lot size variation is granted in order to allow newly created Lot 1 to have a lot size of 29,435 square feet in lieu of the Zoning Ordinance required 65,340 square feet; and a special use permit is issued in order to allow the continued use of a church on said newly created Lot 1, all on the following-described property:

LOT 19, 20, 21, 22, IN PIERCE HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF SECTION OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT 177385, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-17-310-017, 05-17-310-018

The subject property is commonly known as 112 S. Dorchester Avenue, Wheaton, IL 60187

**Section 3:** The zoning relief provided for in this ordinance and the use and operation of the subject property in the manner proposed by the owner/developer shall be subject to the following condition, restriction and requirement:


- A. That prior to the recording of the Final Plat of Subdivision, the owner/developer shall obtain all applicable building permits for previous construction work completed in the existing church building.

**Section 4:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 5:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

\_\_\_\_\_  
Mayor 

ATTEST:

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

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

Councilman Johnson

Motion Carried Unanimously

Passed: March 15, 2004  
Published: March 16, 2004