

**ORDINANCE NO. F-0894**

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP  
AND AUTHORIZING SUBDIVISION OF A CERTAIN PIECE OF PROPERTY  
COMMONLY KNOWN AS 1762 MANCHESTER ROAD-KINGSLAND DEVELOPMENT  
CORPORATION**

**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, to rezone and reclassify certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1762 Manchester Road ("subject property"); and

**WHEREAS**, application is also being made to subdivide the subject property into three single family lots with a variation from the City Subdivision Ordinance to allow lot widths of 64 feet in lieu of 70 feet; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, public hearings were conducted by the Planning and Zoning Board on February 4, 2004, March 9, 2004 and March 23, 2004 to consider the requested zoning amendment and subdivision application with lot width variations; and the Board has recommended approval of both applications requests.

**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 R-4 Residential District Zoning classification:

BEING PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 39 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS  
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION  
WITH THE CENTERLINE OF MANCHESTER ROAD AND RUNNING THENCE  
SOUTH ALONG THE SECTION LINE 208.00 FEET; THENCE EAST PARALLEL TO  
THE SOUTH LINE OF SECTION 187.00 FEET; THENCE NORTH PARALLEL TO  
THE WEST LINE OF SECTION, 231.00 FEET TO THE CENTER OF ROAD;  
THENCE WESTERLY ALONG CENTER OF ROAD TO THE PLACE OF BEGINNING,  
IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-17-115-001

This property is commonly known as 1762 Manchester Road, Wheaton, IL

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and

Zoning Board subdivision of the property legally described in Section 1 of this ordinance is granted allowing lot widths of 64 feet in lieu of 70 feet in order to build three single family homes, one on each of the newly created Lots 1, 2 and 3, and the Mayor is authorized to sign the preliminary plat of subdivision prepared by Jacob Hefner Associates, P.C. 815 Campus Drive Joliet, IL 60435, dated November 10, 2003 and the City Clerk is authorized to attest to the signature of the Mayor.

**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.

\_\_\_\_\_  
Mayor 

ATTEST:

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

Ayes:

ROLL CALL VOTE:

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

Nays:

None

Absent:

Councilman Bolds

Motion Carried Unanimously

Passed: April 19, 2004  
Published: April 20, 2004