

ORDINANCE NO. F-0907

**AN ORDINANCE GRANTING A ZONING VARIATION AND AUTHORIZING
SUBDIVISION OF A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1337
SOUTH CAMPBELL AVENUE – R. LAUTZ CUSTOM HOMES, INC.**

WHEREAS, written application has been made to request a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance of Wheaton, Illinois, on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1337 South Campbell Avenue ("subject property"); and

WHEREAS, application has also been made to subdivide the subject property into two single family lots with a variation from the City Subdivision Ordinance to allow lot widths of 54 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 March 23, 2004 to consider the requested zoning variation 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, a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance to allow two lots with lot widths of 54 feet in lieu of the required 60 foot lot width is hereby granted for the following described property:


LOTS 14 AND 15 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION
IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-21-215-008, 05-21-215-009

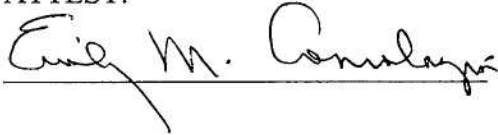
The subject property is commonly known as 1337 S. Campbell Avenue, Wheaton, IL 60187.

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 54 feet in lieu of 70 feet in order to build two single family homes, one on each of the newly created Lots 1 and 2, and the Mayor is authorized to sign the plat of subdivision prepared by Engineering Resource Associates, Inc. 214 West Willow Avenue, Wheaton, Illinois 60187 dated February 26, 2004 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:


Ayes: Roll Call Vote
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork
Councilman Mouhelis

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 3, 2004
Published: May 4, 2004