

ORDINANCE NO. F-0041

**AN ORDINANCE GRANTING A SIDE YARD ABUTTING A STREET VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
233 EAST PRAIRIE AVENUE - BOND**

WHEREAS, written application has been made requesting a variation from the provisions of Section 3.4A 5(d) of the City of Wheaton Zoning Ordinance in order to construct a second story addition onto an existing one-story residence on a certain piece of property legally described herein and commonly known as 233 East Prairie Avenue, Wheaton, Illinois; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Board of Zoning Appeals on June 25, 1996, to consider the variation request and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a variation from the requirements of the Wheaton Zoning Ordinance is granted to permit a decrease in the side yard abutting a street setback from 20 feet to 14.99 feet in order to construct a second story onto an existing one-story residence in substantial compliance with the plans entitled "*Bond Residence*" prepared by T. Phelan Associates, Architect, 23W556 Forest Drive, Roselle, IL 60172.

The property that is subject of the variation is legally described as:

THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE CENTER OF MAIN STREET AND HARRISON AVENUE IN THE CITY OF WHEATON (SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION NINE) THENCE NORTH ALONG THE CENTER LINE OF MAIN STREET, 1354 FEET TO THE NORTH LINE OF PRAIRIE AVENUE; THENCE EAST ON THE SAID NORTH LINE OF PRAIRIE AVENUE, 697.6 FEET FOR A PLACE OF BEGINNING; THENCE NORTH, PARALLEL WITH THE EAST LINE OF MAIN STREET 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF PRAIRIE AVENUE, 110.3 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF MAIN STREET 200 FEET TO THE NORTH LINE OF PRAIRIE AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS. P.I.N. 05-04-308-013

The property is commonly known as 233 East Prairie Avenue, Wheaton, Illinois 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:

Emily M. Connelley
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote

Councilwoman Davenport
Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilman Mork
Councilwoman Culler

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: July 1, 1996
Published: July 2, 1996