

ORDINANCE NO. F-0054

**AN ORDINANCE GRANTING A SIDE YARD VARIATION ON A CERTAIN PIECE
OF PROPERTY COMMONLY KNOWN AS
1100 EAST ROOSEVELT ROAD - SUBURBAN BUICK**

WHEREAS, written application has been made requesting a variation from the provisions of the City of Wheaton Zoning Ordinance in order to permit a decrease in the side yard facing a public right-of-way from 25 feet to 20.79 feet in order to construct an addition on a certain piece of property legally described herein and commonly known as 1100 East Roosevelt Road, 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 August 27, 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 Section 18.5.4(B) of the Wheaton Zoning Ordinance is granted to permit a decrease in the side yard facing a public right-of-way from 25 feet to 20.79 feet in order to allow the construction of an addition onto the Suburban Buick building with a setback of 20.79 feet from the Williston Street right-of-way in full compliance with plans entitled *Building Addition for Suburban Buick* Sheet No. A1 dated June 10, 1996 and Sheet No. A3 dated May 14, 1996 prepared by Robert McGowan, Architect.

Section 2: It shall be a condition precedent to the effectiveness of this ordinance that the owner/developer of the subject property comply with the following conditions and requirements:

- (1) The final engineering plans shall be submitted to, and approved by, the Director of Engineering prior to the issuance of a building permit.

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

LOTS 1 THROUGH 8 INCLUSIVE (EXCEPT THE NORTH 12.0 FEET OF SAID LOTS 1 THROUGH 8) AND LOTS 15 THROUGH 22 INCLUSIVE IN BLOCK 2 OF WHEATON ESTATES BEING A SUBDIVISION IN SECTIONS 22 AND 23 TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391 IN THE RECORDER'S OFFICE IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-22-100-027; 05-22-101-024; 05-22-101-025

The property is commonly known as 1100 East Roosevelt Road, Wheaton, Illinois 60187.

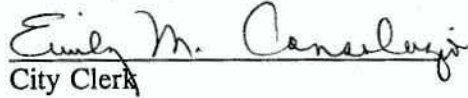
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

Roll Call Vote

Ayes:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: September 3, 1996
Published: September 4, 1996