

ORDINANCE NO. F-0159

AN ORDINANCE GRANTING A FRONT YARD VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
1312 UNDERWOOD TERRACE

**WHEREAS**, written application has been made requesting a variation from a platted building line to allow the construction of a roof over the front entrance of a home; 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 July 22, 1997, 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 is granted to permit a front yard setback of 36 feet in lieu of the required 40 feet setback established by a platted building line in order to permit a roof over the front entrance of a home in full compliance with the plans entitled "*Front Elevation and Top View*" prepared by Ronald Small, 1312 Underwood Terrace, Wheaton dated June 25, 1997. The variation is further subject to the condition that the roof structure remain open and not be enclosed.

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

LOT 2 (EXCEPT THE NORTH HALF THEREOF), AND ALL OF LOT 3 IN BLOCK 10 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1926 AS DOCUMENT 224415 AND CERTIFICATE OF CORRECTION FILED JUNE 3, 1927 AS DOCUMENT 236887, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-21-214-007 05-21-214-008

The property is commonly known as 1312 Underwood Terrace, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

Mayor

ATTEST:

Emily M. Connelley  
City Clerk

Roll Call Vote

Ayes:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: August 4, 1997

Published: August 5, 1997