

ORDINANCE NO. F-0188

AN ORDINANCE GRANTING A LOT WIDTH AND AREA VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
326 NORTH PROSPECT STREET - TRISON BUILDERS

WHEREAS, written application has been made requesting a lot width and area variation from Article 10.2(2a) and Article 10.2(4) of the City of Wheaton Zoning Ordinance.

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 October 28, 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 allow the consolidation of two, 25 foot wide parcels into a buildable lot with a lot width of 50 feet in lieu of the required 60 feet and with a lot area of 6,250 square feet in lieu of the required 7,260 square feet.

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

LOTS 39 AND 40 IN BLOCK 1 OF EAST WHEATON, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED APRIL 2, 1889 AS DOCUMENT NO. 40813, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-15-120-023

The property is commonly known as 326 North Prospect Street, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:


City Clerk

Roll Call Vote

Ayes: Councilwoman Davenport
Councilman Eckhoff
Councilman Gerig
Mayor Carr
Councilman Gresk
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 17, 1997
Published: November 18, 1997