

684

ORDINANCE NO. F-0212

**AN ORDINANCE GRANTING A ZONING VARIATION TO REDUCE THE NUMBER
OF REQUIRED PARKING SPACES TO ALLOW THE CONSTRUCTION OF AN
ADDITIONAL RESIDENTIAL DWELLING UNIT IN THE BASEMENT OF
THE EXISTING BUILDING COMMONLY LOCATED
AT 1034 COLLEGE AVENUE - MCKEE**

WHEREAS, written application has been made requesting a variation from the provisions of Section 22.5.12 of the Wheaton Zoning Ordinance to reduce the number of required parking spaces in order to construct a residential dwelling unit in the basement of the existing building on certain property legally described herein and commonly known as 1034 College 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 January 13, 1998, to consider the variation request; and the Wheaton Board of Zoning Appeals has recommended approval of the zoning variation.

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 determined by the Wheaton Board of Zoning Appeals, a variation from the requirements of Section 22.5.12 of the Wheaton Zoning Ordinance is granted to the reduce the required number of parking spaces to zero, in lieu of 2.25, to allow the construction of a residential dwelling unit in the basement of an existing building in full compliance with the plans entitled, "Basement Remodeling, McKee Building" Sheets 1 and 2, dated October 23, 1997 and revised October 28, 1997 and November 7, 1997, prepared by LaPage & Associates, Ltd., 207 West Front Street, Wheaton, Illinois. The property that is the subject of the variation is legally described as:

THAT PART OF LOTS 1 AND 2 IN THE RESUBDIVISION OF PART OF BLOCK 5 OF ANDERSONS ADDITION TO WHEATON, IN PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1885 AS DOCUMENT 34825, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1 AND RUNNING THENCE SOUTH WESTERLY ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 23.5 FEET; THENCE SOUTH EASTERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 2 TO THE SOUTH LINE OF SAID LOTS 1 AND 2 THENCE NORTH EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORtherly ALONG THE EAST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-15-110-013

This property is commonly known as 1034 College Avenue, Wheaton, IL 60187.

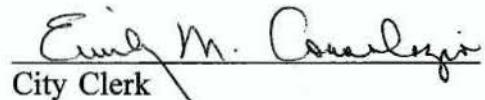
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



James Carr
Mayor

ATTEST:



Emily M. Connelly
City Clerk

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 2, 1998

Published: February 3, 1998