

ORDINANCE NO. F-0336
AN ORDINANCE GRANTING A LOT WIDTH VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
413 E. INDIANA STREET -LADESIC

WHEREAS, written application has been made requesting a variation from Article 10.2(4) of the City of Wheaton Zoning Ordinance to allow the subdivision of certain property with lot widths of 49 feet and 50 feet respectively in lieu of 60 feet for the property legally described herein and commonly known as 413 E. Indiana Street, 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 April 13, 1999, 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 10.2(4) of the Wheaton Zoning Ordinance is granted to permit the subdivision of certain property with lot widths of 49 feet and 50 feet respectively in lieu of 60 feet and in substantial compliance with the preliminary plat entitled *Queen Anne Resubdivision prepared by Lambert & Associates, 320 S. Reber Street, Wheaton, Illinois 60187, dated February 9, 1998* and subject to the following condition:

1. That the proposed garage servicing the existing home on Lot 2 be moved to the west in order to spare the existing trees located near the easterly property line of Lot 2.

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

THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT POINT IN THE WEST LINE OF SAID QUARTER SECTION, ONE THOUSAND TWO HUNDRED FIFTY (1,250) FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING IN THE SOUTH LINE OF ILLINOIS STREET, THENCE EAST, ALONG WITH SOUTH LINE OF SAID STREET, THREE HUNDRED NINETY-SIX (396) FEET, THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE, ONE HUNDRED SIXTY-FIVE (165) FEET FOR A PLACE OF BEGINNING; THENCE SOUTH, PARALLEL WITH QUARTER SECTION LINE, ONE HUNDRED SIXTY-FIVE (165) FEET; THENCE WEST, PARALLEL WITH SAID ILLINOIS STREET, NINETY-NINE (99) FEET, THENCE NORTH, PARALLEL WITH QUARTER SECTION LINE, ON HUNDRED SIXTY-FIVE (165) FEET; THENCE EAST; NINETY-NINE (99) FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-16-415-014.

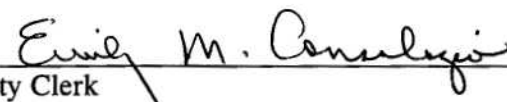
The property is commonly known as 413 E. Indiana Street, Wheaton, Illinois 60187.

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 Gresk
Mayor Carr
Councilman Johnson
Councilman Mork

Nays: None

Absent: Councilwoman Johnson

Motion Carried Unanimously

Passed: May 3, 1999
Published: May 4, 1999