

**ORDINANCE NO. F-0366**

**AN ORDINANCE GRANTING A ZONING VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
219 W. UNION AVENUE - CLAUSON**

**WHEREAS**, written application has been made requesting a variation from the Zoning Ordinance to allow the construction of an addition onto an existing home legally described herein and commonly known as 219 W. Union 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 July 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 is granted to allow the construction of a family room with adjoining mud room onto the rear of an existing home that will connect to an existing detached garage whose setbacks are 3.5 feet to the side property line in lieu of the required 5.28 feet and 21 feet to the rear yard in lieu of the required 25 feet in full compliance with the plans entitled "*Remodeling and Rear Addition, 219 W. Union Avenue, prepared by Ron LaPage, 207 W. Front Street, Wheaton dated June 6, 1999.*"

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

LOT 10 IN BLOCK 1 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364 IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-121-020

The property is commonly known as 219 W. Union Avenue, Wheaton, Illinois.

**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

**ATTEST:**

Emily M. Connellog  
City Clerk

  
James Ann  
Mayor

Roll Call Vote:

Ayes:	Councilwoman Davenport Councilman Gresk Mayor Carr Councilman Johnson Councilman Mork
Nays:	None
Absent:	Councilman Eckhoff Councilwoman Johnson

Motion Carried Unanimously

Passed: July 19, 1999  
Published: July 20, 1999