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**ORDINANCE NO. F-0406**

**AN ORDINANCE GRANTING ZONING VARIATIONS  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
319 W. FRANKLIN STREET - LOVE**

**WHEREAS**, written application has been made requesting a variation to Article 3.4A 5.b. of the City of Wheaton Zoning Ordinance to allow a side yard of 3.67 feet in lieu of the required 8.05 feet in order to construct of a second story addition over an existing one-story portion of the existing home, a variation to Article 9.2(7) of the City of Wheaton Zoning Ordinance to allow a Floor Area Ratio of .45 in lieu of the maximum .40, and a variation to Article 9.2(5) to allow a front yard setback of 14.67 feet in lieu of the required 30 feet in order to construct a front porch onto the existing home on a certain piece of property legally described herein and commonly known as 319 W. Franklin Street, Wheaton, IL 60187; 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 November 9, 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 variation to Article 3.4A 5.b. of the City of Wheaton Zoning Ordinance to allow a side yard of 3.67 feet in lieu of the required 8.05 feet in order to construct a second story addition over an existing one-story portion of the existing home, a variation to Article 9.2(7) of the City of Wheaton Zoning Ordinance to allow a Floor Area Ratio of .45 in lieu of the maximum .40, and a variation to Article 9.2(5) to allow a front yard setback of 14.67 feet in lieu of the required 30 feet in order to construct a front porch onto the existing home in accordance with the plans entitled "*Proposed Addition for Mr. & Mrs. L. Love, 319 West Franklin, Wheaton, Illinois 60187 dated September 16, 1999; entitled Site Plan, Second Floor Plan, South Elevation, East Elevation, North Elevation, West Elevation; prepared by MG Architects, 183 Ridgewood Road, Riverside IL 60546*", and subject to the condition that the front porch on the home remain open.

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

THE EAST 57.5 FEET OF THE WEST 280 FEET OF THE SOUTH 132 FEET OF BLOCK 12 IN MALLORY'S ADDITION TO THE VILLAGE OF WHEATON, BEING A SUBDIVISION OF PART OF 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 AUGUST 2, 1875 AS DOCUMENT 20408, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-115-010

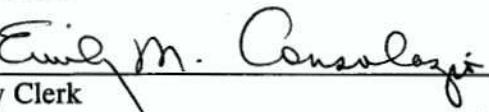
The property is commonly known as 319 W. Franklin Street, Wheaton, Illinois 60187.

**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.

  
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Mayor

ATTEST:

  
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City Clerk

Roll Call Vote:

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

Passed: November 15, 1999  
Published: November 16, 1999