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**ORDINANCE NO. F-0544**

**AN ORDINANCE GRANTING ZONING VARIATIONS  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
430 E. LIBERTY DRIVE - LEONE**

**WHEREAS**, written application has been made requesting a variation to Articles 3.4A 5b, 10.2(5) and 10.2(7) of the City of Wheaton Zoning Ordinance to reduce the required side yard from 4.99 feet to 1.69 feet, reduce the required side yard abutting a street from 16 feet to 7.6 feet, and increase the maximum allowable Floor Area Ratio from .40 to .42 in order to construct two second floor dormers on an existing house on a certain piece of property legally described herein and commonly known as 430 E. Liberty Drive; 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 December 12, 2000, 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 to Articles 3.4A 5b, 10.2(5) and 10.2(7) of the City of Wheaton Zoning Ordinance to reduce the required side yard from 4.99 feet to 1.69 feet, reduce the required side yard abutting a street from 16 feet to 7.6 feet, and increase the maximum allowable Floor Area Ratio from .40 to .42 in order to construct two second floor dormers on an existing house in full compliance with the plans entitled *"East Side of House, East Side of House with Dormer, West Side of House and West Side of House with Dormer dated December 12, 2000."*

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

THE EAST HALF OF THE NORTH 100 FEET OF LOT 1 IN BLOCK 6 IN KNOB HILL, BEING PROUT AND BURNHAM'S FIRST ADDITION TO WHEATON, BEING A SUBDIVISION OF BLOCK 5 AND THE NORTH HALF OF BLOCK 6 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KNOB HILL RECORDED JUNE 2, 1891 AS DOCUMENT 45655 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-406-011

The subject property is commonly known as 430 E. Liberty Drive, 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.

ATTEST:

Emily M. Consalvo  
City Clerk

C. James Carr  
Mayor

Roll Call Vote:

Ayes:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: December 18, 2000  
Published: December 19, 2000