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ORDINANCE NO. F-0564

**AN ORDINANCE GRANTING A FRONT YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
820 UNIVERSITY PLACE - ELMER**

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the City of Wheaton Zoning Ordinance to reduce the required front yard setback from 42.5 feet to 40 feet in order to construct an addition onto an existing home; 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 February 27, 2001, 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 reduce the required front yard setback from 42.5 feet to 40 feet in order to construct an addition onto an existing home in accordance with the plan entitled "*Elmer Residence Remodel & Addition, 820 University Place, Wheaton, Illinois; 4 Sheets - Front Elevation, Site Plan, First Floor Plan and Second Floor Plan, prepared by Architectural Design & Building, Ltd. 830 W. Northwest Hwy, Palatine, Illinois 60067.*"

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

LOT 3 OF PLAT OF CORA LEWIS HOMESTEAD, A RESUBDIVISION OF LOT 14 (EXCEPT THE WEST 222 FEET THEREOF) AND OF LOT 15 BOTH IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO OF LOTS 1, 2 AND 3 IN LONG'S ADDITION TO WHEATON, IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CORA LEWIS HOMESTEAD RECORDED SEPTEMBER 26, 1944 AS DOCUMENT 468097, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-220-006

The subject property is commonly known as 820 University Place, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Mayor

C. James Carr

Roll Call Vote:

Ayes:

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

Nays:

None

Absent:

Councilman Gresk

Motion Carried Unanimously

Passed: March 5, 2001
Published: March 6, 2001