

ORDINANCE NO. F-0708

**AN ORDINANCE GRANTING A FRONT YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
318 WESTERN AVENUE - GNIDOVIC**

WHEREAS, written application has been made requesting a variation to Section 10.2.5¹ of the City of Wheaton Zoning Ordinance to reduce the required front yard from 27.87 feet to 20.5 feet to allow the construction of a roofed-over front porch onto an existing home.

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning & Zoning Board on April 23, 2002 to consider the variation request and the Wheaton Planning & Zoning Board has 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 Planning & Zoning Board, a variation is granted to Section 10.2.5¹ of the City of Wheaton Zoning Ordinance to reduce the required front yard from 27.87 feet to 20.5 feet to allow the construction of a roofed-over front porch onto an existing home in accordance with the computerized illustrations entitled "*Current View from Western Avenue Sheet 1, Current View from Union Avenue Sheet 2, and Proposed Changes, Sheets 3 and 4 dated April 23, 2002.*"

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

THE SOUTH 34.0 FEET OF LOT 15, AND ALL OF LOT 16 IN W. W. STEVENS ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 217, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1909 AS DOCUMENT NO. 97865, IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-17-227-009

The subject property is commonly known as 318 Western Avenue, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.



James Carr

Mayor

ATTEST:

Emily M. Combs
City Clerk

Roll Call Vote

Ayes:

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 6, 2002
Published: May 7, 2002