

**ORDINANCE NO. F-0911**

**AN ORDINANCE GRANTING ZONING VARIATIONS  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
225 NORTH BLANCHARD STREET - WILBER**

**WHEREAS**, written application has been made requesting a variation to Section 10.2.5 of the City of Wheaton Zoning Ordinance to allow the demolition of an existing home and construction of a new single family home with a side yard abutting Avery Avenue of 20.1 feet in lieu of the required side yard of 28.93 feet; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on April 13, 2004, to consider the variation request and the Planning and Zoning Board 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 Planning and Zoning Board, a variation is granted to allow the demolition of an existing home and construction of a new single family home with a side yard abutting Avery Avenue of 20.1 feet in lieu of the required side yard of 28.93 feet in accordance with the plans entitled "*Zoning Exhibit Plan, prepared by Engineering Resource Associates, Inc., dated December 30, 2003 and bearing a last revision date of February 26, 2004, and 225 N. Blanchard, prepared by Image in Design Architecture, Inc., Sheets A-1 thru A-4 dated January 6, 2004 and bearing a last revision date of February 26, 2004.*"

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

THE NORTH 55 FEET OF THE WEST ½ OF BLOCK 3 IN JONATHAN BLANCHARD SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-15-525-001

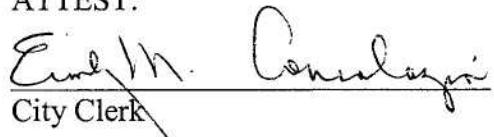
The subject property is commonly known as 225 N. Blanchard Street, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Roll Call Vote

Ayes: Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilwoman Johnson

Nays: None

Absent: Councilman Mork

Motion Carried Unanimously

Passed: May 17, 2004  
Published: May 18, 2004