

ORDINANCE NO. 0921

**AN ORDINANCE GRANTING A LOT WIDTH VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
435 E. LIBERTY DRIVE**

WHEREAS, written application has been made requesting a variation to Article 3.4b.3a of the City of Wheaton Zoning Ordinance to allow the construction of a front and rear addition onto an existing house and a new detached garage on a lot that has a lot width of 48.38 feet in lieu of the required 50 feet; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Planning & Zoning Board on June 22, 2004 to consider the variation request and the Wheaton Planning & 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 Wheaton Planning & Zoning Board, a variation to Article 3.4b.3a of the City of Wheaton Zoning Ordinance to allow the construction of a front and rear addition onto an existing house and a new detached garage on a lot that has a lot width of 48.38 feet in lieu of the required 50 feet in accordance with the plans entitled "*Proposed Site Plan*" and "*Proposed Front Elevation*", prepared by *LaPage & Associates Ltd., Wheaton, IL*, received June 1, 2004; and "*Proposed Rear Elevation*" and "*Proposed Front Elevation: Detached Garage*" prepared by *LaPage & Associates Ltd., Wheaton, IL*, received June 22, 2004.

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

LOT 19 IN L.H. GRANGE'S ADDITION TO WHEATON, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-16-401-022

The subject property is commonly known as 435 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:

Evelyn M. Connelley
City Clerk

Mayor

James Carr

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: July 6, 2004

Published: July 7, 2004