

ORDINANCE NO. F-0926

**AN ORDINANCE GRANTING A FRONT YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
811 SUNSET ROAD**

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a covered front porch onto an existing two-story home with a front yard setback of 30.83 feet in lieu of the required front yard setback of 43 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 July 13, 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 is hereby granted to Article 10.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a covered front porch onto an existing two-story home with a front yard setback of 30.83 feet in lieu of the required front yard setback of 43 feet in accordance with the plans entitled "Site Plan," "First Floor Plan," "Roof Framing Plan," "Front Elevation," and "Side Elevation", prepared by Aslan Remodeling Inc., Wheaton, IL, received June 2, 2004, sheets A1 thru A5.

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

LOT 2 IN BLOCK 5 IN WHEATON GABLES, A SUBDIVISION OF PART OF SECTION 20,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT 177386,
IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-20-108-003

The subject property is commonly known as 811 Sunset Road, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:

ATTEST:
Emily M. Conroy
City Clerk

City Clerk

Mayor

James Carr
yor

Ayes:

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: July 19, 2004
Published: July 20, 2004