

ORDINANCE NO. F-1019

**AN ORDINANCE GRANTING A FRONT YARD AND A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
818 PICK STREET**

WHEREAS, written application has been made requesting a variation to Article 10.2.5 and 3.4A.5b of the City of Wheaton Zoning Ordinance to allow the construction of a second-story and a covered front entry porch addition to an existing house with a front yard setback of 37.05 feet in lieu of the required 40.55 feet and a north side yard setback of 4.63 feet in lieu of the required 7.39 feet; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was held by the Wheaton Planning & Zoning Board on March 22, 2005 to consider the variation request and the Wheaton Planning & Zoning Board has unanimously recommended approval of the zoning variations.

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 and 3.4A.5b of the City of Wheaton Zoning Ordinance to allow the construction of a second-story and a covered front entry porch addition to an existing house with a front yard setback of 37.05 feet in lieu of the required 40.55 feet and a north side yard setback of 4.63 feet in lieu of the required 7.39 feet in accordance with the plans entitled "*Hobson 2nd Story Addition*", prepared by *Strongtower Construction, Carol Stream, IL, sheets 1-4, dated February 14, 2005*.

The subject property is legally described as:

LOT 7 IN BLOCK 2 IN ARGYLE ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1926 AND INSTRUMENT OF CORRECTION FILED OCTOBER 28, 1926 AS DOCUMENT 223921, IN DUPAGE COUNTY, ILLINOIS
P.I.N. 05-15-103-017

The subject property is commonly known as 818 Pick Street, Wheaton, IL 60187.

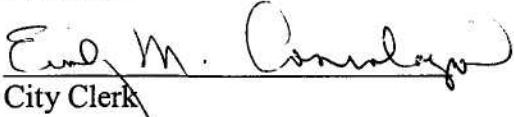
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 4, 2005
Published: April 5, 2005