

## ORDINANCE NO. F-1069

### AN ORDINANCE GRANTING A FRONT YARD VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1807 N. PRESIDENT STREET

**WHEREAS**, written application has been made requesting a variation to Article 7.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new single-family house with a front yard setback of 42 feet in lieu of the required 109.88 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 July 12, 2005 to consider the variation request.

**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 7.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new single-family house with a front yard setback of 42 feet in lieu of the required 109.88 feet in accordance with the plans *entitled "Custom Residence by S. Kahn", prepared by S.G. Architects, Downers Grove, IL, sheets 1 and 2 of 5, dated May 4, 2005; and "Site Plan," prepared by Gabriel Group, Inc., Elmhurst, IL, sheet 2 of 3, dated May 17, 2005.*

The subject property is legally described as:

LOT 11 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 AND THAT PART LYING SOUTH OF THE CENTER LINE OF GENEVA ROAD, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924, AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-10-103-007

The subject property is commonly known as 1807 N. President 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

ATTEST:

Erin M. Connelley  
City Clerk

Mayor

James Carr

Ayes:

Roll Call Vote

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

Nays:

None

Absent:

Councilman Suess

Motion Carried Unanimously

Passed: August 15, 2005

Published: August 16, 2005