

ORDINANCE NO. F-1558

AN ORDINANCE GRANTING FRONT AND SIDE YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 408 LYON AVENUE - ATWOOD

WHEREAS, written application has been made requesting variations to Article 10.2.5 and Article 3.4A.5c of the Wheaton Zoning Ordinance to allow the construction of a raised basement and second-floor addition with a front yard setback of 39.92 feet in lieu of the required 41.00 feet, a north side yard setback of 10.83 feet in lieu of the required 13.6 feet and a south side yard setback of 5.75 feet in lieu of the required 13.6 feet on certain property legally described herein and commonly known as 408 Lyon Avenue, Wheaton, Illinois 60187; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on April 12, 2011, to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 39.92 feet in lieu of the required 41.00 feet, a north side yard setback of 10.83 feet in lieu of the required 13.6 feet and a south side yard setback of 5.75 feet in lieu of the required 13.6 feet is hereby granted in full compliance with the site plan and elevations that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

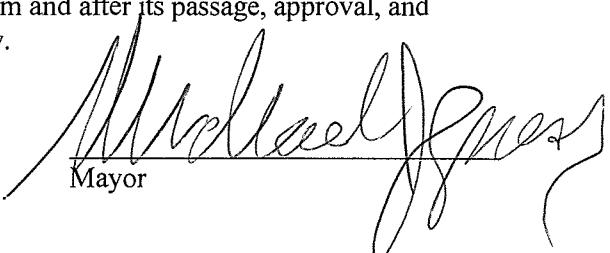
LOT 16 IN HENRY W. WHEATON'S AND RALPH L. WHEATON'S SUBDIVISION OF PART OF W.W. STEVEN'S ADDITION TO WHEATON AND THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1924 AS DOCUMENT 184813 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-215-017

The subject property is commonly known as 408 Lyon Avenue, Wheaton, Illinois 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.



Michael J. Jones
Mayor

ATTEST:



Sean Bennett, Mayor
City Clerk

Roll Call Vote

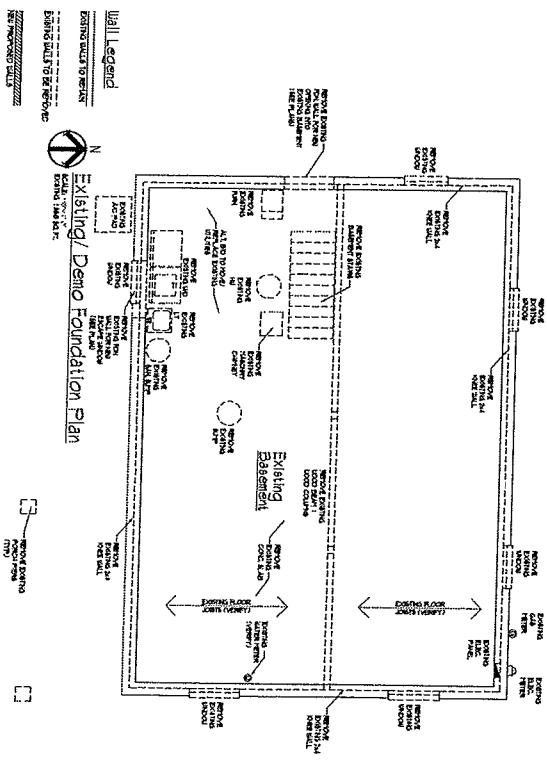
Ayes: Councilman Prendiville
Mayor Gresk
Councilman Rutledge
Councilman Scalzo
Councilwoman Corry
Councilman Mouhelis

Nays: None

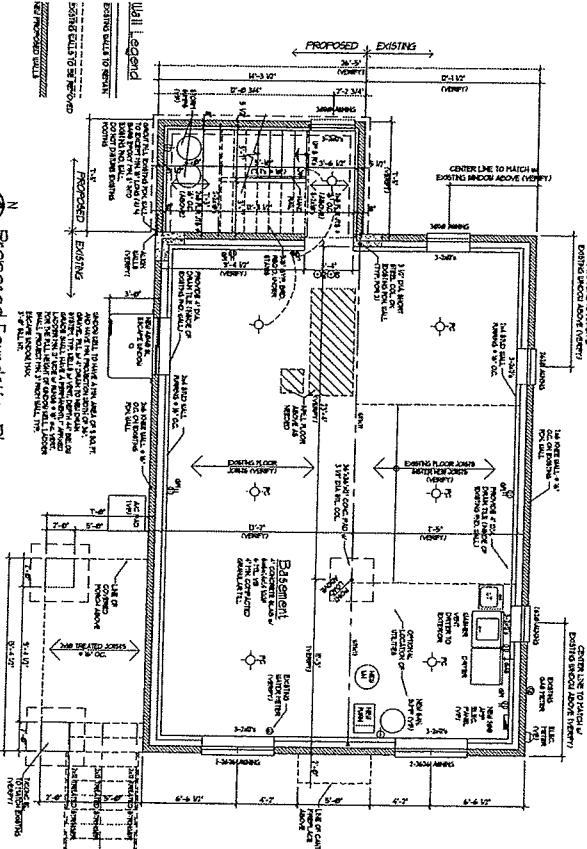
Absent: Councilman Suess

Motion Carried Unanimously

Passed: April 18, 2011
Published: April 19, 2011



 **Proposed Foundation Plan**
KABO 11-1
Approved 1/14/2011

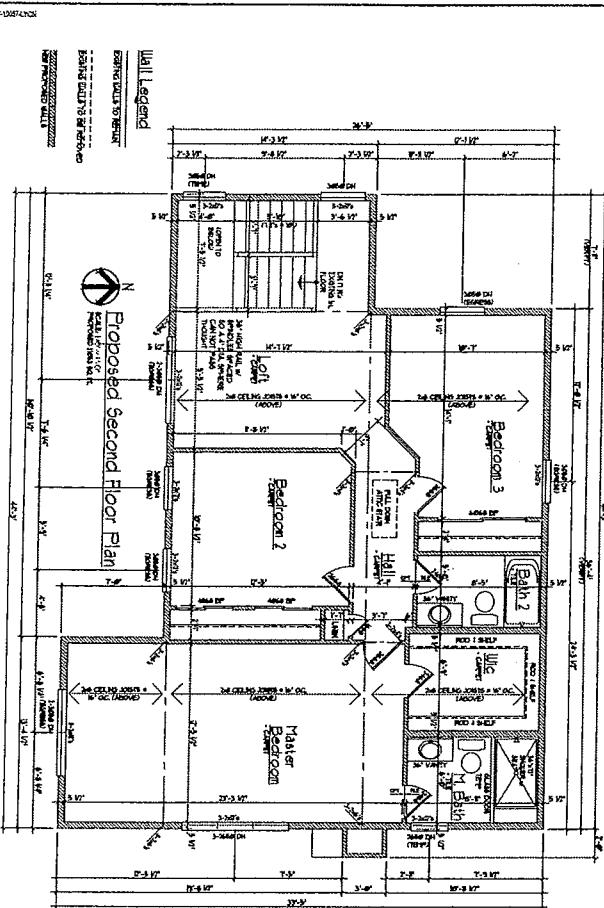


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Atwood-Ekberg Residence
408 Lyon Ave.
Wheaton IL 60187

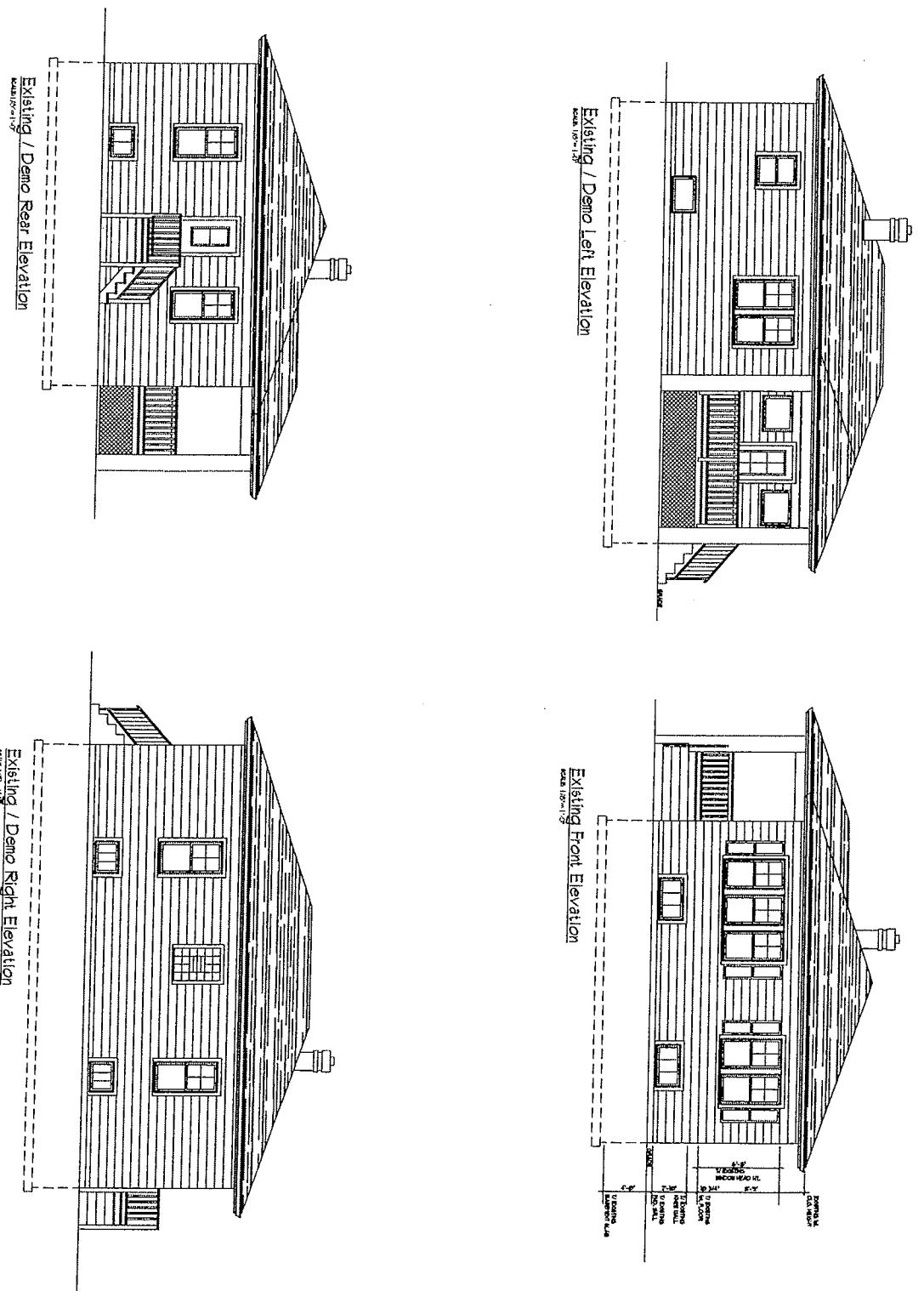
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Westerville, Ohio 43081
Phone: (614) 876-0006 Fax: (614) 876-0006
www.lapagearchitects.com

Sketch P-1058



Light & Vent Schedule

Room Name	Area	Light Ins.	Vent Amt.	Recirc On
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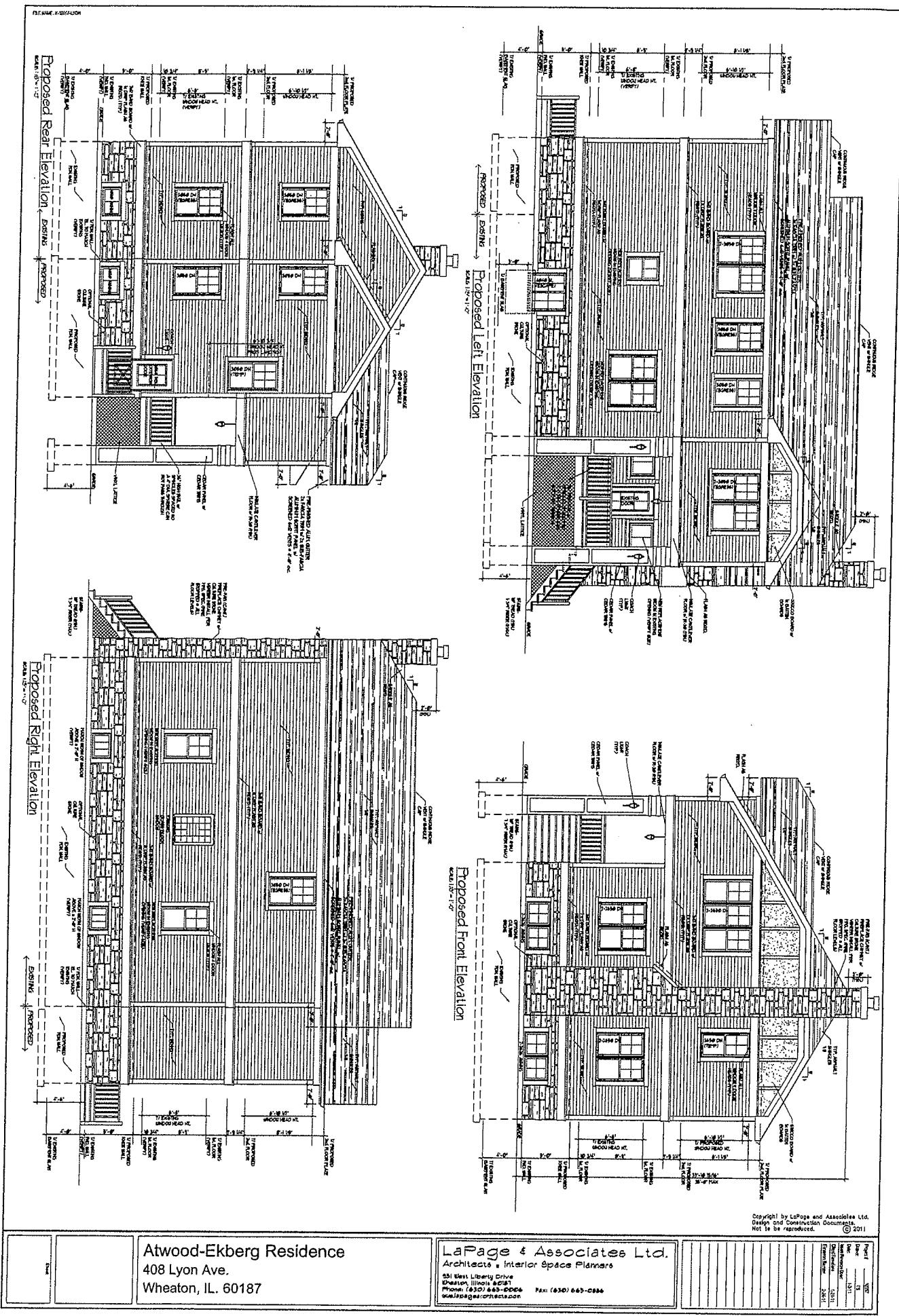
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