

ORDINANCE NO. F-1595

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 704 NORTH SUMMIT STREET –  
LOPATKA

**WHEREAS**, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction of a covered front porch with a front yard setback of 35.58 feet in lieu of the required 45.6 feet, on certain property legally described herein and commonly known as 704 North Summit Street, 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 October 25, 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 35.58 feet in lieu of the required 45.6 feet is granted for a covered front porch in full compliance with the site plan, elevations and floor plan dated June 1, 2011 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

LOT 4 IN BLOCK 4 IN ARGYLE ADDITION TO WHEATON, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1926 AS DOCUMENT 223921, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-112-009

The subject property is commonly known as 704 North Summit Street, 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Murphy  
Mayor

ATTEST:



Sharon Bennett Hagan  
City Clerk

Roll Call Vote

Ayes: Councilman Suess

Councilwoman Ives

Councilman Mouhelis

Councilman Rutledge

Mayor Gresk

Councilwoman Pacino Sanguinetti

Councilman Scalzo

Nays: None

Absent: None

Motion Passed Unanimously

Passed: November 7, 2011

Published: November 8, 2011



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