

**ORDINANCE NO. F-1057**

**AN ORDINANCE GRANTING A LOT SIZE VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
221 S. WHEATON AVENUE**

**WHEREAS**, written application requesting a variation to Article 19.5B of the City of Wheaton Zoning Ordinance to allow the construction of a second-story addition onto an existing two-story house on a lot that has a lot size of 1,655 square feet in lieu of the required 2,000 square 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 June 14, 2005 to consider the variation request and the Wheaton Planning & Zoning Board voted 5-0 to recommend 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 19.5B of the City of Wheaton Zoning Ordinance to allow the construction of a second-story addition onto an existing two-story house on a lot that has a lot size of 1,655 square feet in lieu of the required 2,000 square feet in accordance with the plans *entitled "The Powers Addition", prepared by Derrick Designs, Inc., Downers Grove, IL, sheets T1, A1, A2, A.3, dated November 15, 2004.*

The subject property is legally described as:

THE WEST 50 FEET OF THE NORTH 33 FEET OF THE SOUTH 66 FEET OF LOT 7 IN BLOCK 4 IN J.C. WHEATON'S ADDITION TO WHEATON, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 7, 1856 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS  
P.I.N. 05-16-314-011

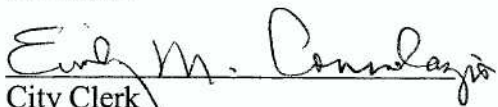
The subject property is commonly known as 221 S. Wheaton Avenue, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Seuss  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Levine

Nays: None

Absent: None

Motion Carried Unanimously

Passed: June 20, 2005  
Published: June 21, 2005