

**ORDINANCE NO. F-0992**

**AN ORDINANCE GRANTING A SIDE YARD VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
75 CITATION CIRCLE**

**WHEREAS**, written application has been made requesting a variation to Article 3.4a.5b of the City of Wheaton Zoning Ordinance to allow the construction of a second-story addition onto an existing house with a side yard setback of 7.65 feet in lieu of the required 10.78 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 January 11, 2005 to consider the variation request and the Wheaton Planning & Zoning Board has unanimously recommended 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 3.4a.5b of the City of Wheaton Zoning Ordinance to allow the construction of a second-story addition onto an existing house with a side yard setback of 7.65 feet in lieu of the required 10.78 feet in accordance with the plans *entitled "Remodeling & Addition to Exst'g Residence at: 75 Citation, Wheaton, IL for Mrs. Paula Serfling", prepared by Design Associates of Countryside, Countryside, IL, sheets 1 and 2, dated November 9, 2004.*

The subject property is legally described as:

LOT 178 IN DANADA FARMS NORTH UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS  
P.I.N. 05-28-207-062

The subject property is commonly known as 75 Citation Circle, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Carr

ATTEST:

Emily M. Conalagio  
City Clerk

Ayes:

Roll Call Vote

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

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: January 18, 2005

Published: January 19, 2005