

**ORDINANCE NO. F-0597**

**AN ORDINANCE GRANTING A SIDE YARD ABUTTING A STREET VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
1025 N. WEST STREET - BAKER**

**WHEREAS** application has been made requesting a variation to Article 9.2.5. of the City of Wheaton Zoning Ordinance to reduce the side yard abutting a street from 30.5 feet to 17.33 feet to allow the construction of a new home; 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 Board of Zoning Appeals on May 8, 2001, and continued and concluded on May 22, 2001, to consider the variation request and the Wheaton Board of Zoning Appeals 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 Board of Zoning Appeals, a variation is granted to reduce the side yard abutting from 30.5 feet to 17.33 feet to allow the construction of a new home in full compliance with the plans entitled: *"The Baker Residence, 1025 N. West Street, Wheaton; prepared by Krupp Associates Architects, P.C., 480 E. Roosevelt Road, Suite 102, West Chicago, IL 60185 dated May 16, 2001."*

The subject property is legally described as:

THE NORTH 54.0 FEET OF THE NORTH 104.0 FEET OF THE WEST 161.0 FEET OF LOT 5 IN BLOCK 4 OF THE PLAT OF RESUBDIVISION OF BLOCKS 3, 4 AND 5 OF JESSE C. WHEATON JR. 'S ADDITION TO WHEATON IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1911 AS DOCUMENT 106046 IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-09-315-001

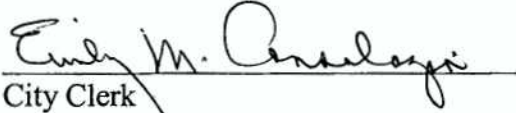
The subject property is commonly known as 1025 N. West Street, Wheaton, Illinois 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Ayes: Roll Call Vote  
Councilman Mouhelis  
Councilman Eckhoff  
Councilman Gresk  
Councilman Johnson  
Mayor Carr  
Councilman Mork

Nays: None

Absent: Councilwoman Johnson

Motion Carried Unanimously

Passed: June 4, 2001  
Published: June 5, 2001