

ORDINANCE NO. F-0886

**AN ORDINANCE GRANTING A LOT WIDTH VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
406 EAST ILLINOIS STREET**

WHEREAS, written application has been made requesting a variation to Article 3.4b.3a of the City of Wheaton Zoning Ordinance to allow the construction of a two-story addition onto an existing two-story house on a lot that has a lot width of 49 feet in lieu of the required 50 feet; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Planning and Zoning Board on February 10, 2004, and the Wheaton Planning & Zoning Board has unanimously recommended approval of the requested lot width 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 granted to Article 3.4b.3a of the City of Wheaton Zoning Ordinance to allow the construction of a two-story addition onto an existing two-story house on a lot that has a lot width of 49 feet in lieu of the required 50 feet in accordance with the plans entitled "*New Addition & Remodeling for Greg & Darienne Zamis,*" prepared by LaPage and Associates Ltd., Wheaton, IL, dated January 8, 2004, sheets 1 and 2.

The property that is subject of the variation is legally described as:

THE EAST 49 FEET OF LOT 16 AND THE EAST 49 FEET OF THE NORTH 33 FEET OF LOT 15 IN COUNTY CLERK'S ASSESSMENT DIVISION OF ALL UNSUBDIVIDED LANDS IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-16-415-002

The property is commonly known as 406 East Illinois 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 17, 2004
Published: February 18, 2004