

**ORDINANCE NO. 0921**

**AN ORDINANCE GRANTING A LOT WIDTH VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
435 E. LIBERTY DRIVE**

**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 front and rear addition onto an existing house and a new detached garage on a lot that has a lot width of 48.38 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 & Zoning Board on June 22, 2004 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 to Article 3.4b.3a of the City of Wheaton Zoning Ordinance to allow the construction of a front and rear addition onto an existing house and a new detached garage on a lot that has a lot width of 48.38 feet in lieu of the required 50 feet in accordance with the plans entitled *"Proposed Site Plan" and "Proposed Front Elevation", prepared by LaPage & Associates Ltd., Wheaton, IL, received June 1, 2004; and "Proposed Rear Elevation" and "Proposed Front Elevation: Detached Garage" prepared by LaPage & Associates Ltd., Wheaton, IL, received June 22, 2004.*

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

LOT 19 IN L.H. GRANGE'S ADDITION TO WHEATON, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N: 05-16-401-022

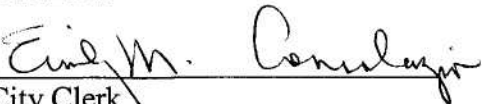
The subject property is commonly known as 435 E. Liberty Drive, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Ayes: Roll Call Vote  
Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilman Johnson  
Councilwoman Johnson  
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: July 6, 2004  
Published: July 7, 2004