

ORDINANCE NO. F-0946

**AN ORDINANCE GRANTING A CORNER LOT SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
2250 MANCHESTER ROAD**

WHEREAS, written application has been made requesting a variation to Article 7.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new two-story house on a vacant lot with a side yard setback abutting Knoll Street of 20 feet in lieu of the required 29.84 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 September 14, 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 is hereby granted to Article 7.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new two-story house on a vacant lot with a side yard setback abutting Knoll Street of 20 feet in lieu of the required 29.84 feet in accordance with the plans *entitled Site Plan, Front Elevation, Right Elevation, Left Elevation, and Rear Elevation, received September 7, 2004; and subject to the following condition:*

1. The proposed house shall comply with all other applicable requirements of the Zoning Ordinance.

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

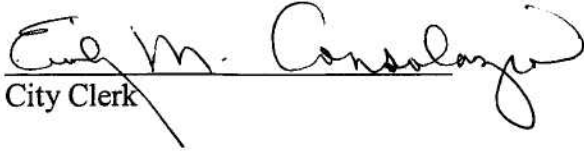
LOT 1 IN BLOCK 7 OF FIRST ADDITION TO WHEATON PARK MANOR, A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1925 AS DOCUMENT 192981 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-16-402-007

The subject property is commonly known as 2250 Manchester Road, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

ATTEST:


City Clerk


Mayor

Ayes:

Nays:

Absent:

Roll Call Vote:

Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Mayor Carr
Councilwoman Johnson
Councilman Mork
None

Councilman Johnson

Motion Carried Unanimously

Passed: September 20, 2004

Published: September 21, 2004