

ORDINANCE NO. F-1119

**AN ORDINANCE GRANTING A FRONT YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
541 E. HARRISON AVENUE**

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the City of Wheaton Zoning Ordinance to allow the demolition of an existing house and the construction of a new single-family house with a front yard setback of 40 feet in lieu of the required 62.3 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 December 13, 2005 to consider the variation request and the Board unanimously vote to recommend approval of the variation request.

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 9.2.5 of the City of Wheaton Zoning Ordinance to allow the demolition of an existing house and the construction of a new single-family house with a front yard setback of 40 feet in lieu of the required 62.3 feet in accordance with the plans entitled "*Stormwater Management Plan*", prepared by Duda Surveying, Carol Stream, IL, dated July 5, 2005; and "*Elevations*," prepared by CB III Designs, Inc., St. Charles, IL, sheet 1 of 4, dated July 28, 2005.


The subject property is legally described as:

LOT 2 IN MADSEN RESUBDIVISION OF LOTS 6 AND 7, AND THE SOUTH 2 FEET EXCEPT THE EAST 91.93 FEET THEREOF OF LOT 5, ALL IN BLOCK 13 OF ARTHUR T. MCINTOSH AND COS. RESUBDIVISION OF BLOCKS 1-11 AND 13-15 OF N.E. GARY'S 2ND ADDITION TO WHEATON IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-09-420-022, 05-09-420-021

The subject property is commonly known as 541 E. Harrison Avenue, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:


City Clerk

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: December 19, 2005
Published: December 20, 2005