

**ORDINANCE NO. F-1149**

**AN ORDINANCE DENYING A SIDE YARD SETBACK VARIATION ON PROPERTY  
COMMONLY KNOWN AS 1044 GOLF LANE/MANGAN**

**WHEREAS**, written application has been made requesting a variation from the provisions of the Wheaton Zoning Ordinance to allow a side yard setback of twenty-one point six (21.6) feet in lieu of the required thirty (30) feet in order to construct a new single family home on the property commonly known as 1044 Golf Lane, Wheaton, IL (“subject property”); 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 Planning and Zoning Board on March 14, 2006 to consider the variation request; and the Board has recommended the denial of the variation request.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

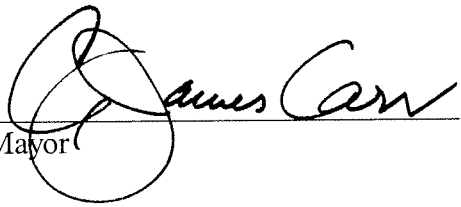
**Section 1:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a side yard variation from the provisions of the Wheaton Zoning Ordinance is denied with respect to the following described property:

PART OF LOT 25 IN COUNTY CLERK’S ASSESSMENT DIVISION OF THAT PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WARRENVILLE ROAD AND NORTH OF THE CENTER LINE OF UNION DRAINAGE DITCH NO. 1, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF ELM STREET WITH THE WEST LINE OF GOLF LANE, BOTH LINES BEING AS LAID OUT AND DEDICATED BY THE PLAT OF SNYDER SUBDIVISION UNIT NO. 1, AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF ELM STREET 167.9 FEET THENCE NORTH 0 DEGREES 48’ EAST ALONG AN EXTENSION OF WEST LINE OF LOT 1 IN SAID SUBDIVISION FOR A DISTANCE OF 196.1 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF ELM STREET, 205.6 FEET TO SAID WESTERLY LINE OF GOLF LANE; THENCE SOUTH 11 DEGREES 41’ WEST ALONG SAID WESTERLY LINE OF GOLF LANE, 200.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-20-216-007

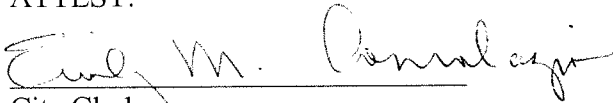
This property is commonly known as 1044 Golf Lane, Wheaton, IL 60187.

**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 Seuss  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilman Levine

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 3, 2006  
Published: April 4, 2006