

ORDINANCE NO. F-1973

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 816 PERSHING AVENUE - HATZOLD

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a covered front porch with a front yard setback of 44.4 feet in lieu of the required 53.5 feet, on certain property legally described herein and commonly known as 816 Pershing Avenue, Wheaton, Illinois 60189; 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 November 8, 2016 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

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: The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

THE WEST HALF OF THE NORTH 322 FEET OF LOT 48 IN ROOSEVELT HEIGHTS, A SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT NO. 138250, IN DUPAGE COUNTY, ILLINOIS.

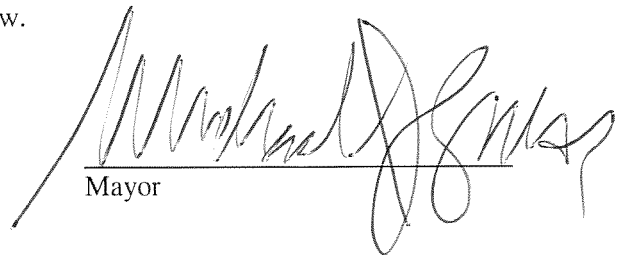
P.I.N.: 05-21-204-006

The subject property is commonly known as 816 Pershing Avenue, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 44.4 feet in lieu of the required 53.5 feet is granted for a covered front porch in full compliance with the plans entitled "Proposed Front Porch Addition, 816 Pershing Avenue", prepared by Thomas Hatzold, sheet A1, dated September 7, 2016.

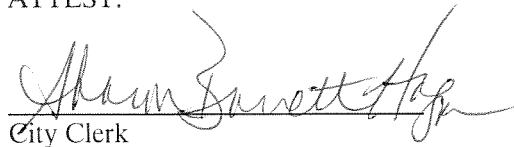
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: 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 Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilman Sues
Councilwoman Fitch
Councilman Prendiville

Nays: None
Absent: None

Motion Carried Unanimously

Passed: November 21, 2016
Published: November 22, 2016

