

ORDINANCE NO. F-0814

**AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1014 E. WILLOW AVENUE**

WHEREAS, written application has been made requesting a variation to Article 3.4A.8 of the City of Wheaton Zoning Ordinance to allow the construction of a new detached garage to replace an existing detached garage with a side yard setback of 0.69 feet in lieu of the required side yard setback of 3 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 April 22, 2003 to consider the variation request and on May 13, 2003 the Wheaton Planning & Zoning Board has 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 granted to Article 3.4A.8 of the City of Wheaton Zoning Ordinance to allow the construction of a new detached garage to replace an existing detached garage with a side yard setback of 0.69 feet in lieu of the required side yard setback of 3 feet in accordance with the plans entitled "*Topography & Site Plan for Proposed Garage,*" prepared by Norbert V. Lambert, Jr. an Illinois professional land surveyor, Wheaton, IL, dated September 27, 2002; and garage specifications prepared by Steele & Loeber, received February 19, 2003.

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

LOT 16 IN BLOCK 6 IN WHEATON HIGHLANDS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1924 AS DOCUMENT 177692, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-15-310-006

The property is commonly known as 1014 E. Willow Avenue, Wheaton, Illinois 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 19, 2003
Published: May 20, 2003