

ORDINANCE NO. F-1341

AN ORDINANCE GRANTING A GARAGE HEIGHT, LOT WIDTH AND LOT SQUARE FOOTAGE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 122 NORTH ELLIS AVENUE - MONTERO

WHEREAS, written application has been made requesting variations from the provisions of Articles 24.3.1, 12.2.2a and 12.2.4 of the Wheaton Zoning Ordinance to allow construction of a detached garage, with a height greater than one and one-half stories, on a lot that is 5,368 square feet in lieu of the required 6,500 square feet and 44 feet wide in lieu of the required 50 feet, all on certain property legally described herein and commonly known as 122 North Ellis Avenue, Wheaton, Illinois; 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 25, 2008 to consider the variation requests; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variations, pursuant to certain conditions and requirements.

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 determined by the Wheaton Planning and Zoning Board, a variation from the requirements of Articles 24.3.1, 12.2.2a and 12.2.4 of the Wheaton Zoning Ordinance to allow construction of a detached garage, with a height greater than one and one-half stories, on a lot that is 5,368 square feet in lieu of the required 6,500 square feet and 44 feet wide in lieu of the required 50 feet, on the following-described property:

THE SOUTH 44 FEET OF LOTS 1 AND 2 OF THE PLAT OF HOLT'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1892 AS DOCUMENT 47882, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-402-007

This property is commonly known as 122 North Ellis Avenue, Wheaton, IL 60187 ("subject property").

Section 2: The variations provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

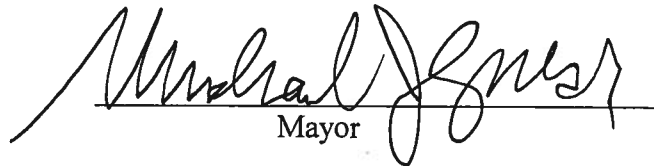
- A. The detached garage shall have a side yard setback of at least 3.52 feet (which is 8% of the lot width); and
- B. The detached garage design and location shall be as illustrated on the plans titled

[Handwritten signature]

“Manuel Montero, 122 North Ellis Avenue” prepared by Regency Garages, Elmhurst, IL, which are on file in the office of the Planning and Economic Development Department.

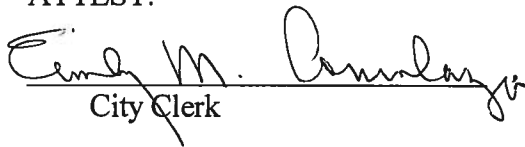
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 Sues
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville

Nays: None

Absent: None

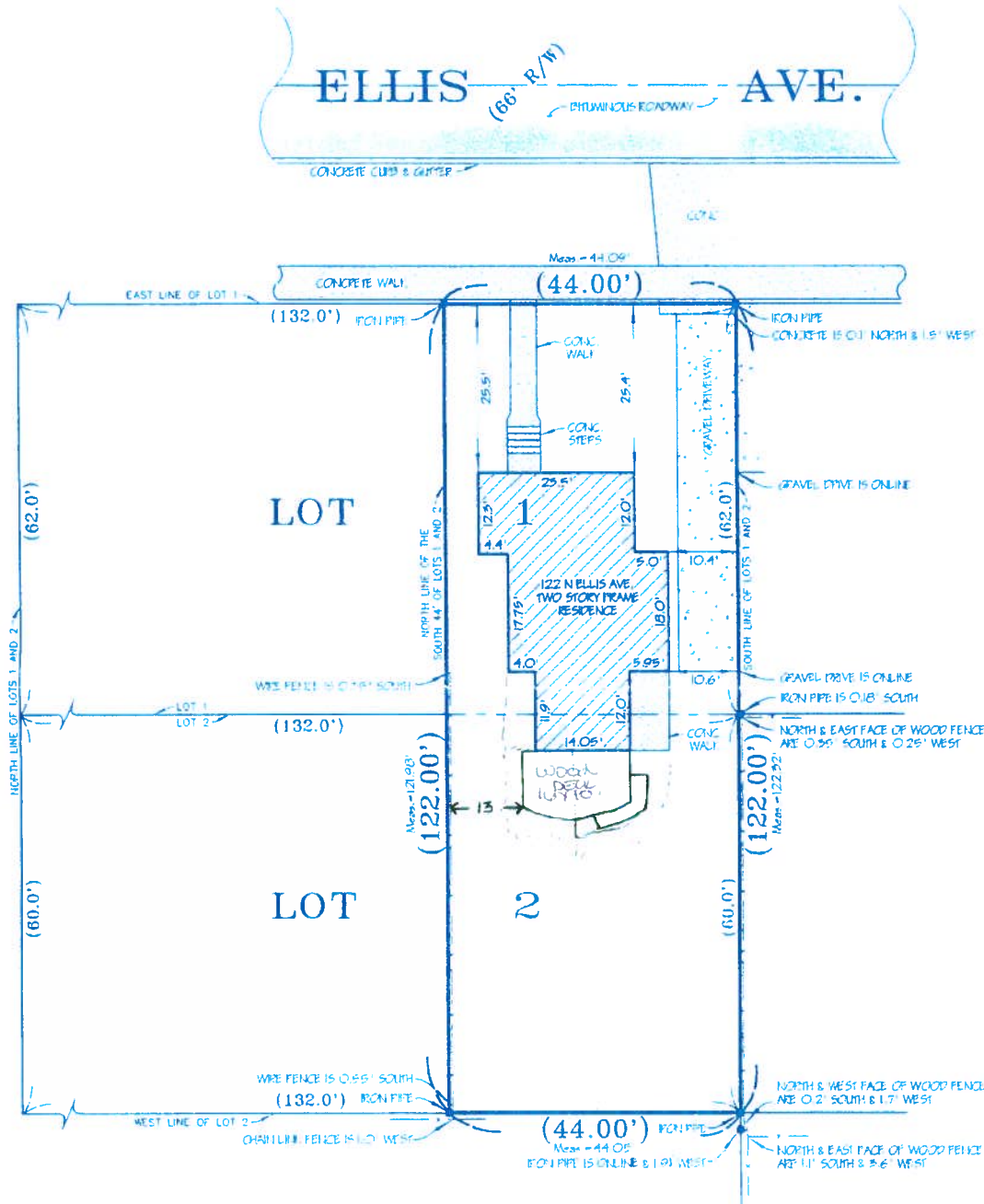
Motion Carried Unanimously

Passed: April 7, 2008
Published: April 8, 2008

PLAT OF SURVEY

THE SOUTH 44 FEET OF LOTS 1 AND 2 OF THE PLAT OF HOLT'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1892 AS DOCUMENT 47882, IN DU PAGE COUNTY, ILLINOIS.

- LEGEND**
- Monumentation Found
 - Monumentation Set (R/L/S 30-2551)
 - (50') Record Dimension
 - Fence Line



NOTES

1. All distances shown herein are in feet and decimal parts thereof corrected to 88° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines and Easements as shown herein with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown herein.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made herein.



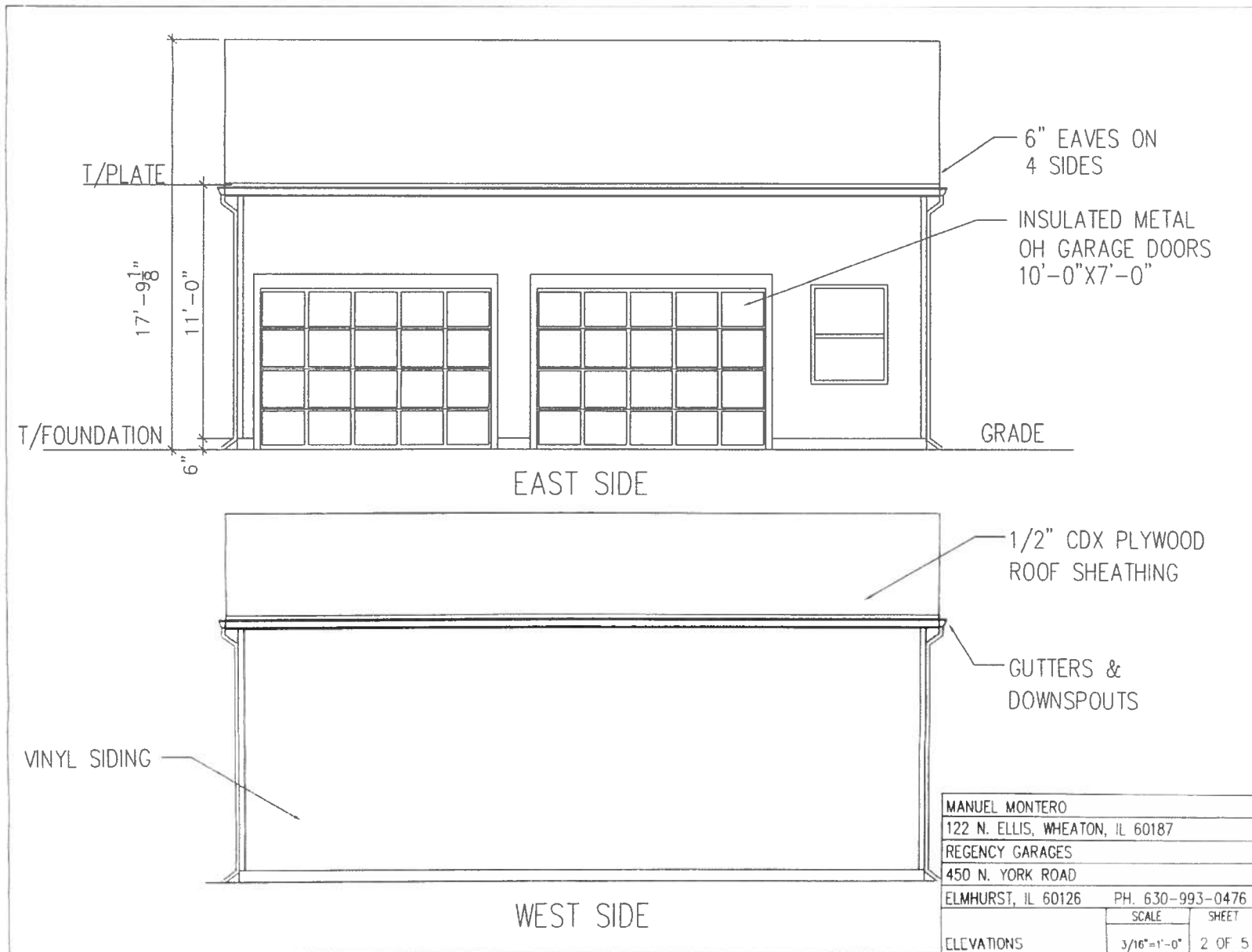
STATE OF ILLINOIS)
 COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

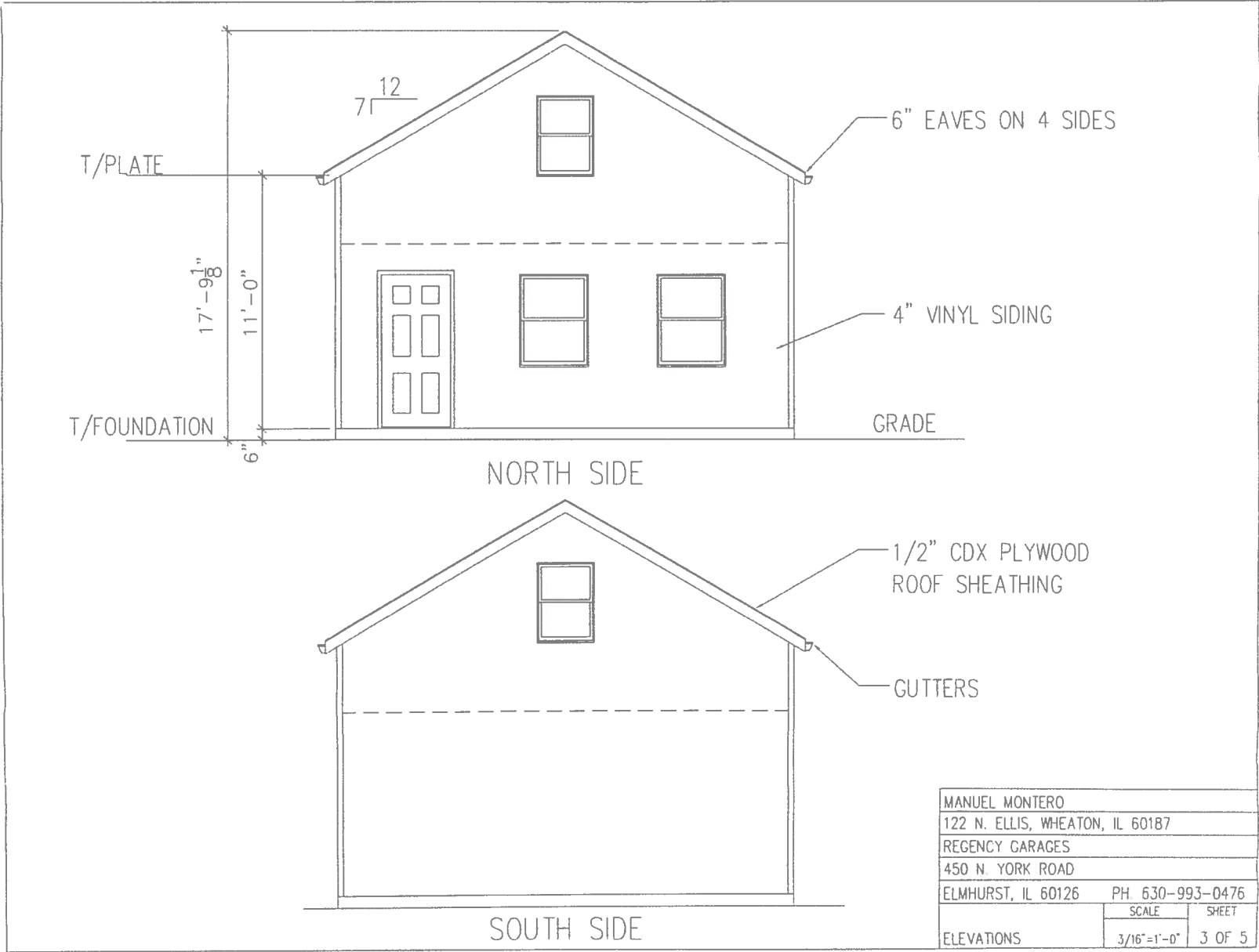
SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 12th DAY OF JULY A.D. 2002
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551

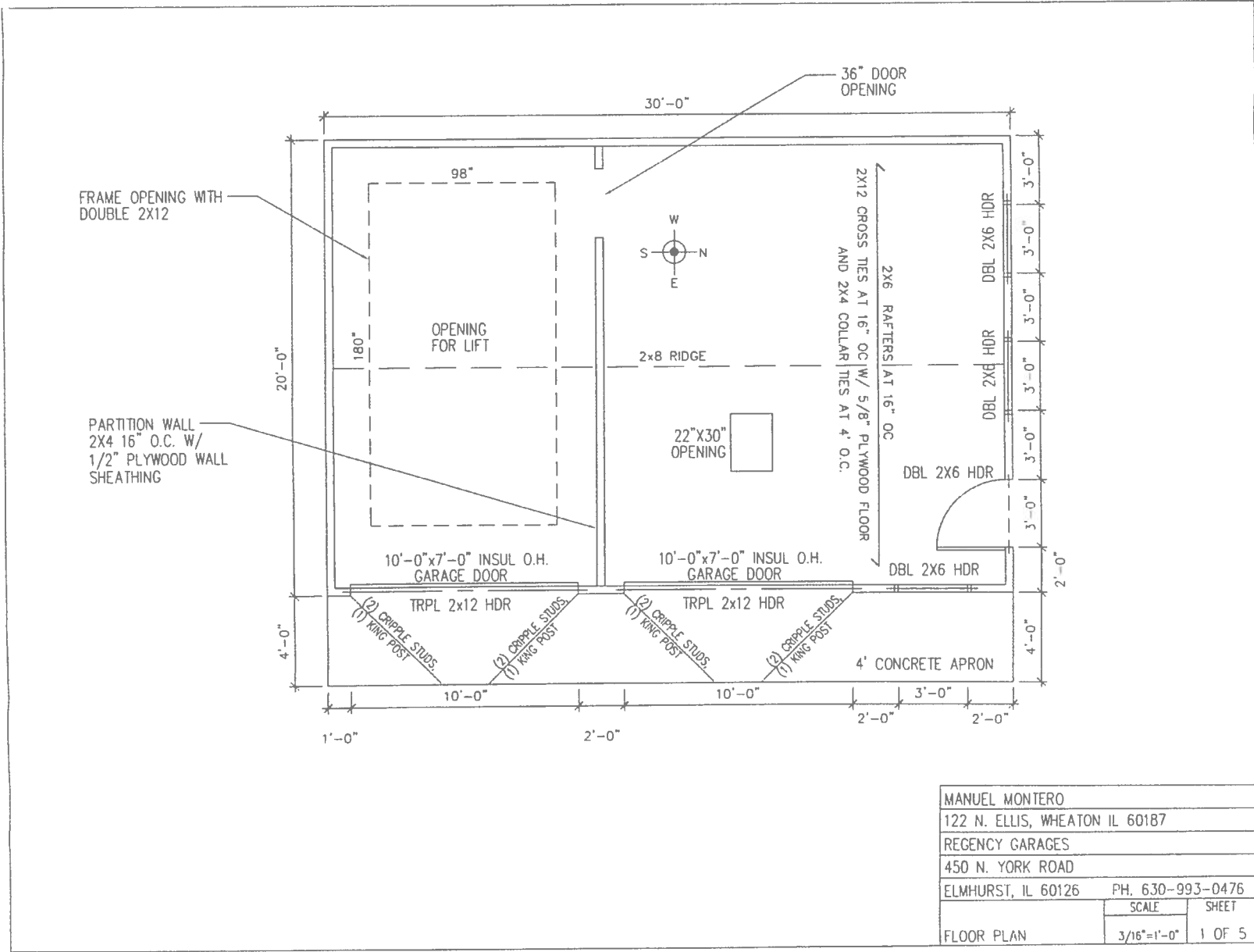
ALLEN D. CARRADUS AND ASSOCIATES
 Land Surveying, Land Planning, & Engineering Services
 108 W. Liberty Drive, Wheaton, Illinois 60187
 (630) 398-0416 (Fax) 655-7682

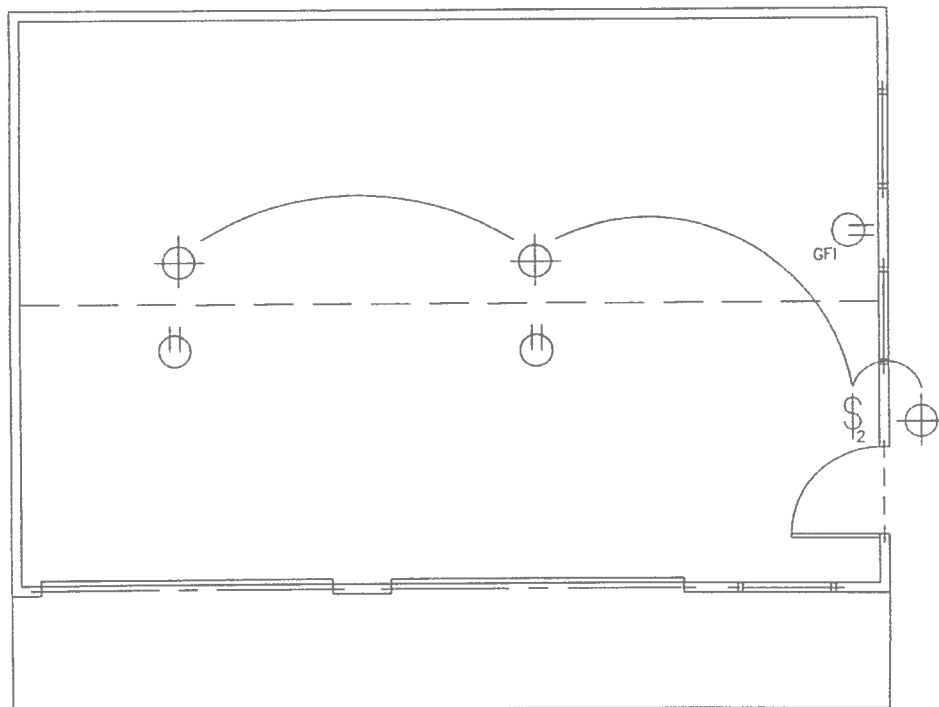
PROJECT NO. 8921
 DRAWN BY: MAB DATE: 07/12/02 SCALE: 1" = 15' EDITION: - Rev. 150-20



MANUEL MONTERO		
122 N. ELLIS, WHEATON, IL 60187		
REGENCY GARAGES		
450 N. YORK ROAD		
ELMHURST, IL 60126	PH. 630-993-0476	
	SCALE	SHEET
ELEVATIONS	3/16"=1'-0"	2 OF 5







ELECTRICAL PLAN NOTES:

- 1 INTERIOR GFI OUTLET
- 2 CEILING OUTLET FOR GARAGE DOOR OPENERS
- 2 SINGLE POLE SWITCHES NEXT TO SERVICE DOOR
- 2 CEILING LIGHTS- INTERIOR LIGHT
- 1 EXTERIOR LIGHT NEXT TO SERVICE DOOR
- LINE IS BURIED 24" UNDERGROUND
- INTERIOR WIRING IN ELECTRICAL METALLIC CONDUIT
- INSTALL 3/4 RIDGE PIPE

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	SCALE	SHEET
ELECTRICAL PLAN	3/16"=1'-0"	4 OF 5