

ORDINANCE NO. F-1421

AN ORDINANCE GRANTING SIDE AND REAR YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1207 NORTH WEST STREET - FELTES

WHEREAS, written application has been made requesting a variation to Article 3.4A.5a, Article 3.4A.6 and Article 24.5.4 of the Wheaton Zoning Ordinance to allow the construction of a patio with an interior side yard setback of 1.5 feet in lieu of the required 5.85 feet, a rear yard setback of 10.0 feet in lieu of the required 25.0 feet and a barbeque grill/ fireplace interior side yard setback of 1.5 feet in lieu of the required 10.0 feet on certain property legally described herein and commonly known as 1207 North West Street, 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 24, 2009, 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: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, an interior side yard setback of 1.5 feet in lieu of the required 5.85 feet, a rear yard setback of 10.0 feet in lieu of the required 25.0 feet and a barbeque grill/ fireplace interior side yard setback of 1.5 feet in lieu of the required 10.0 feet is granted for a patio in full compliance with the site plan that is on file in the Department of Planning and Economic Development, to allow the construction of a patio on the following-described real estate:

LOT 6 IN JOHN KEMPSTON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1949, AS DOCUMENT 547137, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-300-030

The subject property is commonly known as 1207 North West Street, Wheaton, IL 60187.

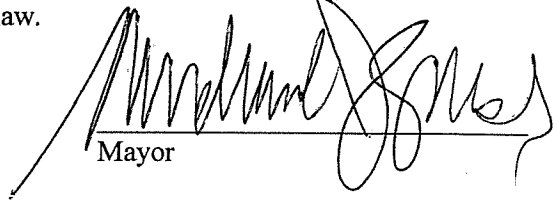
Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

1. The applicant shall install landscape materials at 327 West Prairie Avenue as identified on the proposed plans to provide buffer screening;
2. The applicant shall construct these improvements at 327 West Prairie Avenue within 18 inches of the west property line;
3. The applicant shall construct the improvements without altering the existing drainage patterns; and
4. The applicant shall install a recessed stone panel on the east side of the fireplace structure.

R2009-114992

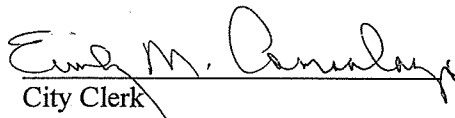
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:

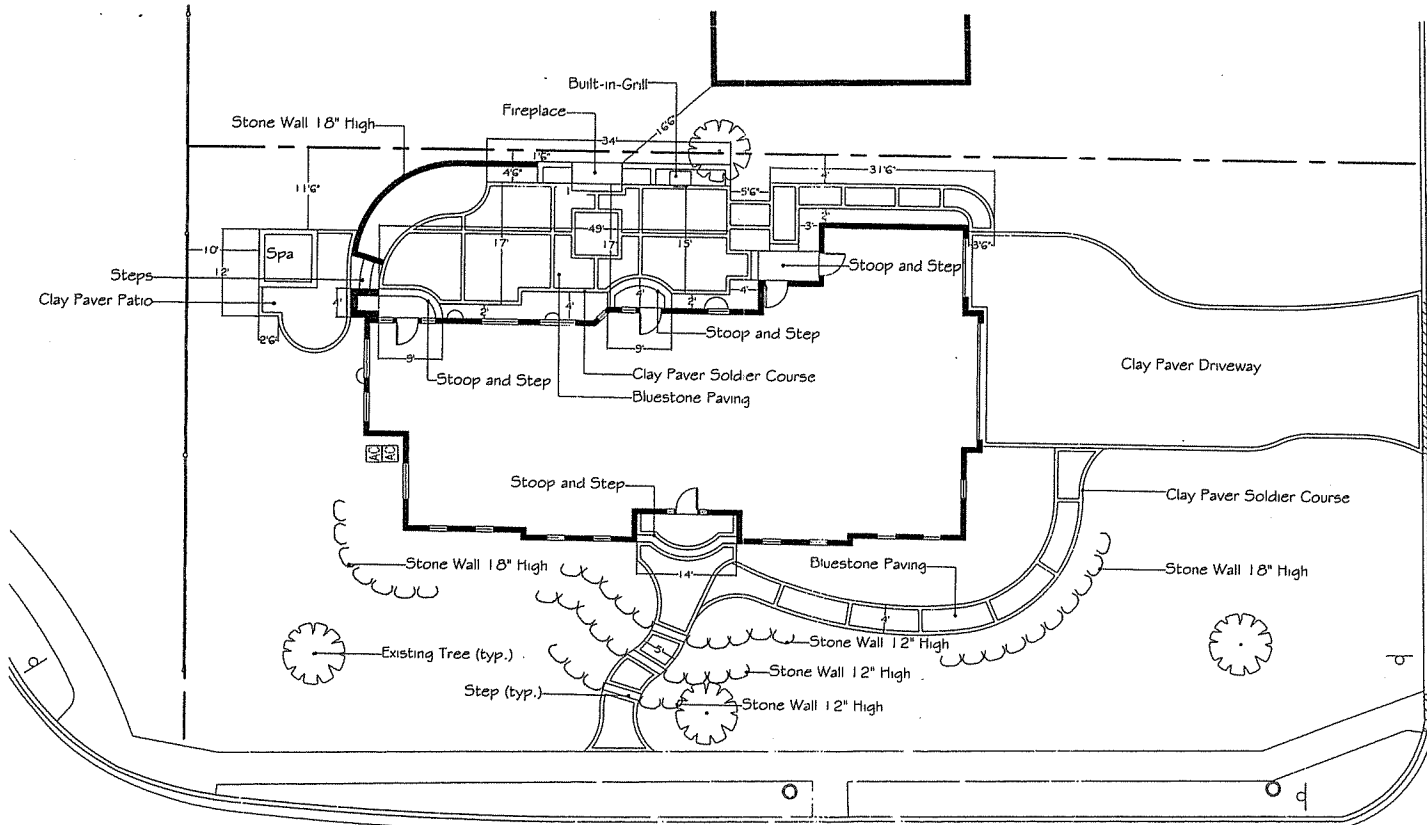
Ayes: Councilwoman Corry
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville
Councilman Suess

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously



Passed: April 6, 2009
Published: April 7, 2009



**Hardscape
Dimension Plan**

**FELTES
RESIDENCE**

1207 N. West Street
Wheaton, Illinois

shoot:						
date:	8 JANUARY 2009					
project no.:						
drawn:	TM					
checked:	WGC/MH					
scale:	1/8"=1'-0"					
north:						
						
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revisions:						



**Western
DuPage
Landscaping, Inc.**

