

ORDINANCE NO. F-1926

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 1213 GOLF LANE -
SPROUL**

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a detached garage with a front yard setback off of Warrenville Road of 5.0 feet in lieu of the required 40.0 feet (the subject property is a double frontage lot with frontage on both Golf Lane and Warrenville Road), on certain property legally described herein and commonly known as 1213 Golf Lane, 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 March 22, 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: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback off of Warrenville Road of 5.0 feet in lieu of the required 40.0 feet is granted to allow the construction of a detached garage on the following-described real estate:

LOT 18 IN SNYDER'S SUBDIVISION UNIT 4 IN THE EAST HALF OF SECTION 20,
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1958 AS
DOCUMENT 907380, IN THE RECORDERS' OFFICE OF DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-221-008

The subject property is commonly known as 1213 Golf Lane, 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 off of Warrenville Road of 5.0 feet in lieu of the required 40.0 feet is granted to allow the construction of a detached garage in full compliance with the following plans: "Proposed Site Plan and Elevations", prepared by Douglas P. Pasma Architects, Evanston, IL, subject to the following condition:

1. No parking shall be allowed on the drive approach to the detached garage.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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
Councilman Prediville
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: April 4, 2016
Published: April 5, 2016

