

**ORDINANCE NO. F-1995**

**AN ORDINANCE GRANTING A CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 830 AURORA WAY - DAY**

**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 covered front porch and garage addition with a corner side yard setback of 3.71 feet in lieu of the required 30.0 feet, on certain property legally described herein and commonly known as 830 Aurora Way, 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 January 10, 2017 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-4 Residential District zoning classification:

LOT 1 IN BLOCK 3 IN WHEATON GABLES, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT NUMBER 177386, IN DUPAGE COUNTY, ILLINOIS.

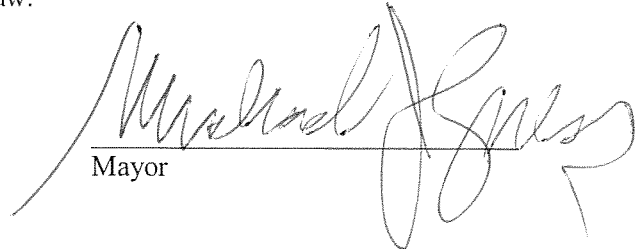
P.I.N.: 05-20-110-004

The subject property is commonly known as 830 Aurora Way, Wheaton, IL 60189.

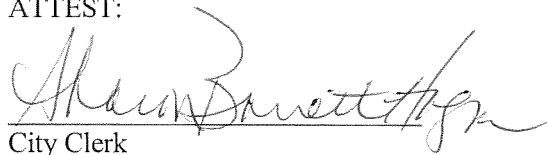
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a corner side yard setback of 3.71 feet in lieu of the required 30.0 feet is granted for a covered front porch and garage addition in full compliance with the plans entitled "Proposed Addition and Remodeling for 830 South Aurora Way", prepared by Gordon Architecture, Wheaton, IL, sheets 1 - 3, dated November 9, 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 Suess  
Councilwoman Fitch  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk  
Councilman Saline  
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 6, 2017  
Published: February 7, 2017







