

ORDINANCE NO. O-2019-43

AN ORDINANCE GRANTING A CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 704 N. BLANCHARD STREET - RUNYON

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow an existing patio to remain on the property with a corner side yard setback of approximately 4.0 feet in lieu of the required 16.5 feet, on certain property legally described herein and commonly known as 704 N. Blanchard Street, Wheaton, Illinois 60187; 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 July 9, 2019 and August 13, 2019 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:

LOTS 19 AND 20 AND THAT PART OF THE SOUTH HALF OF VACATED ALLEY LYING BETWEEN THE WEST LINE OF SAID LOT 19 AND THE EAST LINE OF SAID LOT 20 IN BLOCK 1 IN ANDERSON'S ADDITION TO WHEATON, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1885 IN BOOK 3 OF PLATS, ON PAGE 48, AS DOCUMENT NUMBER 34684, IN DUPAGE COUNTY, ILLINOIS.


PIN: 05-15-107-017; -018

The subject property is commonly known as 704 N. Blanchard Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a corner side yard setback of approximately 4.0 feet in lieu of the required 16.5 feet is granted to allow an existing patio to remain on the property in full compliance with the site plan on file in the Department of Planning and Economic Development.

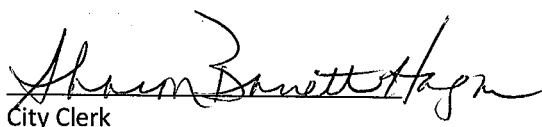
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Sues
Councilman Rutledge

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 19, 2019
Published: August 20, 2019