

**ORDINANCE NO. O-2021-25**

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY  
COMMONLY KNOWN AS 125 E. SEMINARY AVENUE -  
BARTLETT LEARNING CENTER**

**WHEREAS**, written application has been made requesting a variation to Article 13.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a gazebo/ pavilion structure (within an existing fenced play area) with a front yard setback off Cross Street of 0.0 feet in lieu of the required 20.0 feet, on certain property legally described herein and commonly known as 125 E. Seminary Avenue, 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 May 11, 2021 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-7 Residential District zoning classification:

LOT 1 IN PLAT OF CONSOLIDATION OF ST. JOHN'S LUTHERAN CHURCH OF THE SOUTH 38.75 FEET OF LOTS 1, 2, 3, 4 AND 5, AND ALL OF LOTS 6, 7, 8, 9 AND 10 IN BLOCK 17 IN LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF CONSOLIDATION RECORDED JUNE 23, 1987 AS DOCUMENT R87-091954, IN DUPAGE COUNTY, ILLINOIS.


P.I.N.: 05-16-128-014

The subject property is commonly known as 125 E. Seminary Avenue, Wheaton, IL 60187.

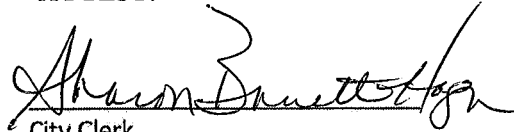
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback off Cross Street of 0.0 feet in lieu of the required 20.0 feet is granted to allow the construction and use of a gazebo/ pavilion structure (within an existing fenced play area), in full compliance with the following plans: "12 x 14 Gazebo with Aluminum Roof - YM12941", sheet 1-1, dated April 21, 2021.

**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

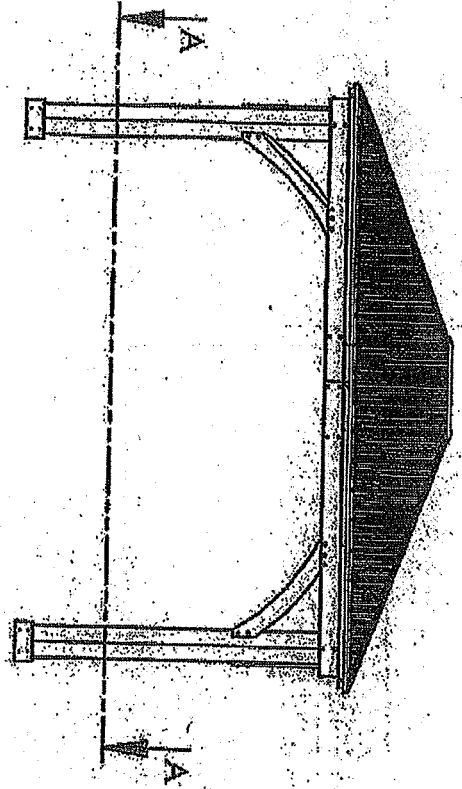
Ayes: Councilwoman Robbins  
Councilman Weller  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilman Brown  
Mayor Suess  
Councilwoman Fitch

Nays: None

Absent: None

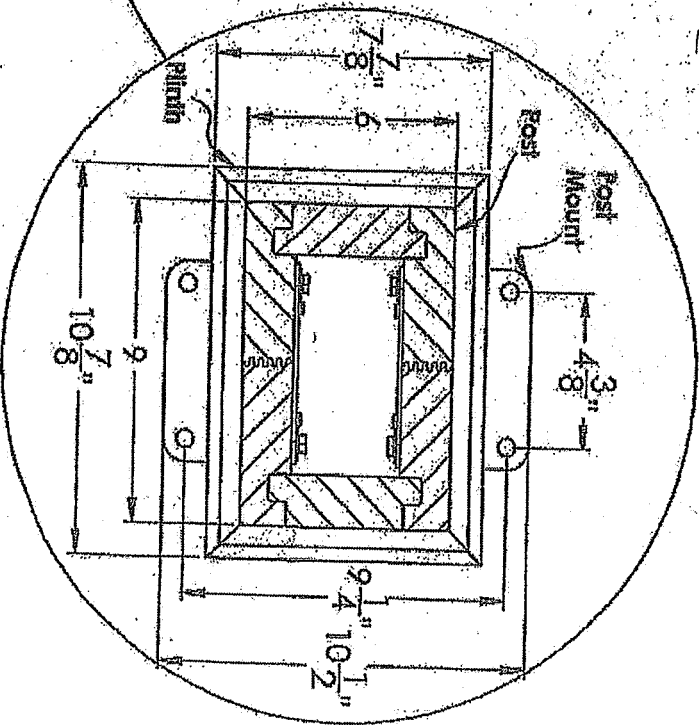
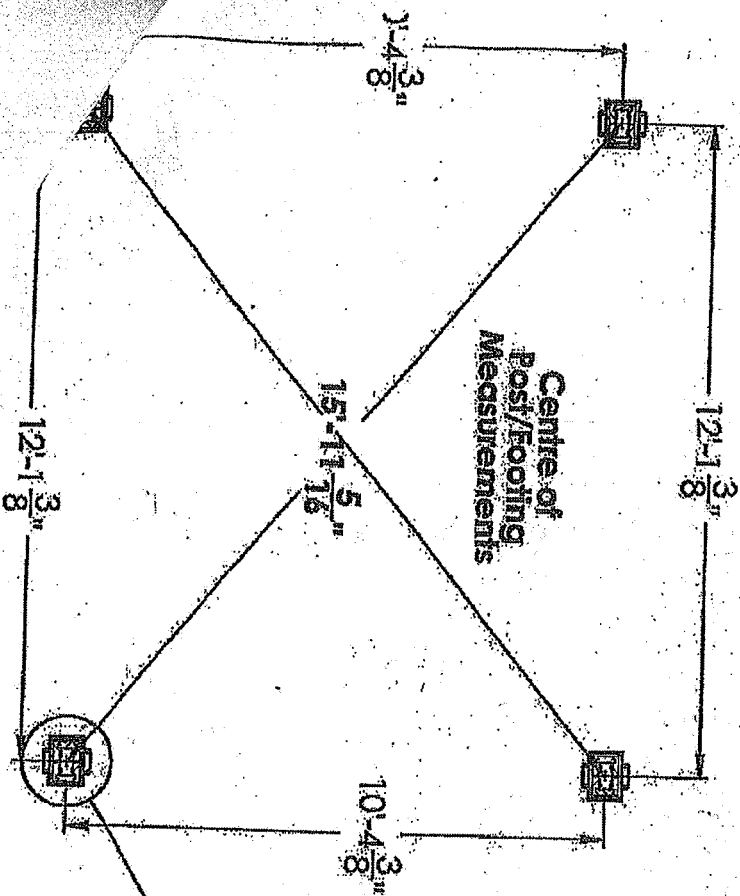
Motion Carried Unanimously

Passed: May 17, 2021  
Published: May 18, 2021



**12 x 14 Gazebo with  
Aluminum Roof - YM12941**

Height 10.4'



4/21/21

