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ORDINANCE NO. F-0053

**AN ORDINANCE GRANTING A SIDE AND REAR YARD VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 224 WEST ILLINOIS - CRAYTON**

WHEREAS, written application has been made requesting a variation from the provisions of the City of Wheaton Zoning Ordinance in order to replace and construct a detached garage on a certain piece of property legally described herein and commonly known as 224 West Illinois, 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 Board of Zoning Appeals on August 27, 1996, to consider the variation request and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a variation from Section 3.4A 8(a) of the Wheaton Zoning Ordinance is granted to permit a decrease in the side yard setback from three feet to two feet and a decrease in the rear yard setback from five feet to three feet in order to replace an existing detached garage with a new 20x20 detached garage in full compliance with the plans entitled *East and North Elevation* dated August 27, 1996.

The property that is subject of the variation is legally described as:

THE WEST 42 FEET OF THE NORTH 111 FEET OF LOT 4 AND THE EAST 3.5 FEET OF THE NORTH 111 FEET OF LOT 5 IN BLOCK 2 OF THE PLAT OF J. C.

WHEATON'S SECOND ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1893 AS DOCUMENT 52089, N DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-328-002

The property is commonly known as 224 West Illinois Street, Wheaton, Illinois 60187.

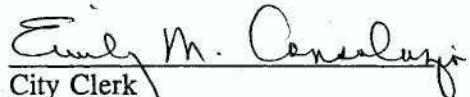
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



Emily M. Consalvo
City Clerk

Roll Call Vote

Ayes: Councilwoman Davenport
Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilwoman Johnson
Councilman Mork
Councilwoman Culler

Nays: None

Absent: None

Motion Carried Unanimously

Passed: September 3, 1996
Published: September 4, 1996