

ORDINANCE NO. F-0137**AN ORDINANCE GRANTING A REAR-YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 901 GOLF LANE - BARNSHAW/SNOW**

WHEREAS, written application has been made requesting a variation from the provisions of Section 3.4A(6) of the Wheaton Zoning Ordinance for a rear-yard variation in order to allow the expansion of an existing one-car attached garage to a two-car attached garage on certain property legally described herein and commonly known as 901 Golf Lane, 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 March 25, 1997, to consider the variation request; and the Wheaton Board of Zoning Appeals 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 determined by the Wheaton Board of Zoning Appeals, a variation from the requirements of Section 3.4A(6) of the Wheaton Zoning Ordinance is granted to permit a rear-yard setback of one foot (1'), in lieu of 25 feet, in order to allow the expansion of an existing one-car garage to a two-car garage on the following-described property:

THE WEST 105 FEET OF THAT PART LYING NORTH OF THE SOUTH 95 FEET OF LOT 29 IN COUNTY CLERK'S ASSESSMENT SUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WARRENVILLE ROAD AND NORTH OF THE CENTER OF UNION DRAINAGE DITCH NO. 1, IN DU PAGE COUNTY, ILLINOIS.

PIN 05-20-217-001

This property is commonly known as 901 Golf Lane (the southeast corner of Arbor Avenue and Golf Lane), Wheaton, IL 60187.

Section 2: It shall be a condition precedent to the effectiveness of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

- A. Owner/developer shall construct a railing above the addition to the garage, as illustrated on the drawing submitted by the owner to the City on April 3, 1997.
- B. Owner/developer shall construct a window on the east side of the addition to the garage.

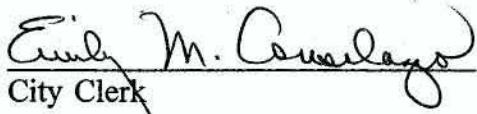
C. Owner/developer shall have the tree on the subject property which has branches which overhang onto a neighbor's property pruned by a skilled tree trimmer.

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:


Emily M. Consalago
City Clerk

Ayes:

Roll Call Vote:

Councilwoman Davenport
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilman Johnson
Councilwoman Johnson
Councilman Mork

Nays:

None

Absent:

None

Passed: May 5, 1997

Published: May 6, 1997