

ORDINANCE NO. F-0194

AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1892 BRIARCLIFFE BOULEVARD - BERTA

WHEREAS, written application has been made requesting a variation from Section 3.4A 5(b) of the City of Wheaton Zoning Ordinance; 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 November 11, 1997, 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 is granted to permit a side yard setback from 10.5 feet to 6.9 feet in order to permit the construction of a full second story above an existing attached garage and family room in full compliance with the plans entitled "*Mr. and Mrs. Jeff Berta [master bedroom addition over existing garage and family room]*" sheets 1 through 3 dated September 3, 1997 prepared by Walker Construction Building and Design, 3S575 Landon Drive, Warrenville, IL 60555, and subject to the following conditions:

1. That the willow tree, located on the north property line of the subject property, be removed; and
2. That the downspouts along the north side of the subject property be modified to direct water to the south and to the east.

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

LOT 210 IN BRIARCLIFFE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1969 AS DOCUMENT R69-19684, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-27-303-004

The property is commonly known as 1892 Briarcliffe Boulevard, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

ATTEST:

Emily M. Connelley
City Clerk

Mayor

James Carr

Roll Call Vote

Ayes:

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

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: December 15, 1997

Published: December 16, 1997