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ORDINANCE NO. F-0267

**AN ORDINANCE GRANTING A REAR YARD VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS
1600 N. MAIN STREET - FORMAN**

WHEREAS, written application has been made requesting a variation from the provisions of the City of Wheaton Zoning Ordinance in order to reduce the rear yard setback from 15 feet to 13.6 feet to allow the construction of a storage room addition onto an existing office building on a certain piece of property legally described herein and commonly known as 1600 N. Main Street, 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 July 28, 1998, 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 Article 18.5.4(D) of the Wheaton Zoning Ordinance is granted to permit the construction of a storage room addition in compliance with the plans entitled "*New Storage Room*" Sheets 1 and 2, prepared by LaPage & Associates, 207 W. Front Street, Wheaton, IL dated May 4, 1998 and revised May 15, 1998, and subject to the following conditions and requirements:

1. That prior to the issuance of an occupancy permit, the owner shall install two evergreen trees on the northwest corner of the subject property. Said trees shall be subject to the reasonable approval of the Director of Planning.
2. That prior to the issuance of an occupancy permit, the owner shall screen all mechanical units from view from the west. Said screening shall be subject to the reasonable approval of the Director of Planning.

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

THE SOUTH 90 FEET OF LOT 3 IN MCGRATH GRIFFIN'S RESUBDIVISION OF PART
OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY.
P.I.N. 05-09-107-004

The property is commonly known as 1600 N. Main 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:


City Clerk

Roll Call Vote

Ayes:

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

Nays:

None

Absent:

Councilman Johnson

Motion Carried Unanimously

Passed: August 4, 1998
Published: August 5, 1998