

**ORDINANCE NO. F-0333**  
**AN ORDINANCE GRANTING BUILDING HEIGHT AND**  
**SIDE YARD VARIATIONS ON A CERTAIN PIECE OF PROPERTY**  
**COMMONLY KNOWN AS**  
**224 ELLIS AVENUE - FULTON**

**WHEREAS**, written application has been made requesting a variation from Articles 3.4A 5.c., 3.4A 5.d., and 10.2(1) of the Zoning Ordinance to allow the restoration of a home to its original height of 40.6 feet in lieu of 35 feet, construction of a rear deck and front porch with a setback adjacent to the right of-of-way of Union Circle of 15 feet in lieu of 20 feet, and construction of an attached garage onto the south side of an existing home with a setback of 7.17 feet in lieu of 16.23 feet on a certain piece of property legally described herein and commonly known as 224 Ellis Avenue, 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 April 13, 1999, 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 allow the aforementioned relief in full compliance with the plans entitled "*Garage Section at Door and Garage Section at Stair, revised 1/27/99; East Elevation and New South Elevation, revised 2/1/99; Site Plan, Basement Foundation Plan, New Second Floor Plan, Third Floor Mezzanine Plan, revised 2/2/99; North Elevation and West Elevation, revised 2/6/99; First Floor Plan revised 2/7/99, all prepared by Ronald R. Creswell.*"

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

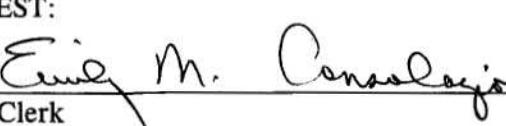
LOT 1 IN RUSSELL'S ELLIS MANOR, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1989 AS DOCUMENT NO. R89-27312, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-17-228-012.

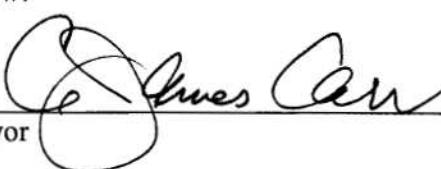
The property is commonly known as 224 Ellis Avenue, Wheaton, Illinois 60187.

**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. Consalvo  
City Clerk

  
\_\_\_\_\_  
Mayor

Roll Call Vote:

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

Nays: None

Absent: Councilman Gresk

Motion Carried Unanimously

Passed: April 19, 1999

Published: April 20, 1999