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ORDINANCE NO. F-0398

**AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1231 CHAMPION FOREST COURT - RUNYON**

WHEREAS, written application has been made requesting a variation from the Zoning Ordinance to allow the construction of a second story master bedroom addition with a side yard setback on the west side of 7.75 feet in lieu of the required 11.2 feet on a certain piece of property legally described herein and commonly known as 1231 Champion Forest Court, Wheaton, IL 60187; 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 October 12, 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 construction of a second story master bedroom addition with a side yard setback on the west side of 7.75 feet in lieu of the required 11.2 feet in full compliance with the plans entitled *"Addition to the Runyon Residence, 1231 Champion Forest Court, Wheaton, IL dated August 23, 1999; Sheets 1-4; prepared by John Warbiany, Architect, West Chicago, Illinois (630) 293-5795"*.

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

LOT 10 IN CHAMPION FOREST, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1986 AS DOCUMENT NO. R86-15383 AND CERTIFICATE OF CORRECTION RECORDED JUNE 20, 1986 AS DOCUMENT NO. R86-63621 IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-08-318-015

The property is commonly known as 1231 Champion Forest Court, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Connelly
City Clerk



Mayor

Roll Call Vote:

Ayes:

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

Absent:

Councilman Johnson

Nays.

None

Motion Carried Unanimously

Passed: October 18, 1999

Published: October 19, 1999