

ORDINANCE NO. F-0428

**AN ORDINANCE GRANTING ZONING VARIATIONS
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
2137 BELLEAU WOODS COURT - KEISER**

WHEREAS, written application has been made requesting variations to Articles 3.4A.6 and 11.2.8 of the City of Wheaton Zoning Ordinance to allow the construction of an addition onto an existing single family home with a rear yard setback of 15.75 feet in lieu of the required 20 feet and a floor area ratio of 44.1% in lieu of .40 on a certain piece of property legally described herein and commonly known as 2137 Belleau Woods Court, 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 January 11, 2000, to consider the variation requests and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the zoning variations.

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, variations are granted to allow the construction of an addition onto an existing single family home with a rear yard setback of 15.75 feet in lieu of the required 20 feet and a floor area ratio of 44.1% in lieu of .40 in accordance with the plan entitled "*proposed addition and revisions to the Mr. & Mrs. Thomas Keiser Residence, 2137 Belleau Woods Court; dated December 15, 1999; Sheets 1-5; prepared by Ronald R. Creswell Architecture*".

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

LOT 36 IN BELLEAU WOODS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1986 AS DOCUMENT NO. R86-123513, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-19-101-014

The property is commonly known as 2137 Belleau Woods Court, Wheaton IL 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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
Councilman Johnson
Councilwoman Johnson
Councilman Mork

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: January 19, 2000
Published: January 20, 2000