

ORDINANCE NO. F-0435

**AN ORDINANCE GRANTING A REAR YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1203 CREEKSIDE DRIVE - RYJKO**

WHEREAS, written application has been made requesting a variation from the Zoning Ordinance to allow the construction of a screened-in porch, which would replace an existing deck, with a rear yard setback of 21 feet in lieu of the required 25 feet on a certain piece of property legally described herein and commonly known as 1203 Creekside Drive, 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 February 23, 2000, 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 screened-in porch, which would replace an existing deck, with a rear yard setback of 21 feet in lieu of the required 25 feet in full compliance with the plans entitled "*Patio Enclosures, Inc., 1415 West Fullerton, Addison, IL 60101; Sheets 1-6; prepared by K. F. Brandeis-Architects, 856 Tallgrass, Bartlett, IL 60103*".

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

LOT 26 IN ADARE FARM UNIT 1, BEING A SUBDIVISION OF PART OF SECTIONS 19 AND 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1978 AS DOCUMENT R78-103691, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-20-102-017

The property is commonly known as 1203 Creekside Drive, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

B. Jones, Caw

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: March 6, 2000
Published: March 7, 2000