

## ORDINANCE NO. F-0523

**AN ORDINANCE GRANTING A ZONING VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
315 S. WHEATON AVENUE - SCHEITHE**

**WHEREAS**, written application has been made requesting a variation from the Zoning Ordinance to reduce the required number of parking spaces for a business and professional office from four to three and to reduce the required parking lot setback from four feet to zero feet; 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 September 26, 2000, to consider the variation request and the Wheaton Board of Zoning Appeals has 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 reduce the required number of parking spaces for a business and professional office from four to three and to reduce the required parking lot setback from four feet to zero feet, in full compliance with the plans entitled "*Alterations to an Office for Scheithe & Associates, Inc., 315 S. Wheaton Ave., Wheaton, IL 60187; Sheets A1, A2 and A3; prepared by W. E. Green Architect, 117 W. Wesley, Wheaton, IL 60187 dated August 24, 2000*", and subject to the following condition:

- A. A landscaped hedge shall be planted adjacent to the south and east property line to screen the rear parking area. The size and type of the landscaped hedge shall be subject to the approval of the Director of Planning.

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

LOT 1 (EXCEPT THE EAST 3.5 FEET THEREOF) IN COMPTON'S RESUBDIVISION OF LOTS 7 AND 8 OF BLOCK 7 OF J.C. WHEATON'S ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COMPTON'S RESUBDIVISION RECORDED AUGUST 30, 1921 AS DOCUMENT NUMBER 150507, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-16-322-010

The property is commonly known as 315 S. Wheaton 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Cawthon  
City Clerk

Mayor

James Carr

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: October 2, 2000  
Published: October 3, 2000