

ORDINANCE NO. F-0530

**AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
116 TRAVERS AVENUE - BROKAW**

WHEREAS, written application has been made requesting a variation to Article 3.4A 8c. of the City of Wheaton Zoning Ordinance to reduce the required side yard for a proposed two-car detached garage from 10 feet to 6 feet on a certain piece of property legally described herein and commonly known as 116 Travers Avenue, 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 24, 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 allow the construction of a two-car detached garage with a side yard setback of 6 feet in lieu of the required 10 feet in full compliance with the site plan entitled "*Brokaw Garage Replacement, 116 Travers Avenue; prepared by Robert P. Schlaf, P.E., 1030 Summerfield Drive, Roselle, IL 60172*" and subject to the following condition:

- A. That within six months of the effective date of this ordinance, the owner shall construct a fence/trellis which will connect the front of the proposed garage to the front of the home. Said fence shall be subject to the reasonable approval of the Director of Planning.

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

LOTS 3 AND 4 (EXCEPT THAT PART OF LOT 4 LYING WESTERLY OF A LINE 186.88 FEET IN LENGTH DRAWN FROM THE CENTER POINT OF THE REAR LINE OF SAID LOT TO THE CENTER POINT OF THE FRONT LINE OF SAID LOT) IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S LORRAINE ROAD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1925 AS DOCUMENT NUMBER 202765, AND CERTIFICATE OF CORRECTION FILED OCTOBER 29, 1927, AS DOCUMENT 245767, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-15-305-018

The property is commonly known as 116 Travers 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:

Eindy M. Connelley
City Clerk

Thomas Carr
Mayor

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: November 6, 2000
Published: November 7, 2000