

ORDINANCE NO. F-0725

**AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
118 N. ELLIS AVENUE - SCHLECHT**

WHEREAS, written application has been made requesting a variation to Article 3.4A 8c of the City of Wheaton Zoning Ordinance to reduce the side yard setback for a detached garage from 4.8 feet to 1.29 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 Planning & Zoning Board on May 29, 2002 to consider the variation request and the Wheaton Planning & Zoning Board 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 Planning & Zoning Board, a variation is granted to reduce the side yard setback for a detached garage from 4.8 feet to 1.29 feet in accordance with the plans entitled "*Schlecht Garage Site Plan and Elevation; Sheet A1; prepared by Opermann Bilsland, P.O. Box 89, Naperville, IL 60566 dated August 7, 2001.*"

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

THE NORTH 60 FEET OF LOT 5 OF THE PLAT OF HOLT'S ADDITION TO WHEATON, DUPAGE COUNTY, ILLINOIS, SAID ADDITION BEING SITUATED IN AND PART OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS. P.I.N. 05-17-402-012

The subject property is commonly known as 118 N. Ellis Avenue, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Erin M. Connolly
City Clerk

Ayes:

Roll Call Vote

Councilman Mouhelis
Councilman Eckhoff
Councilman Gresk
Councilman Johnson
Mayor Carr
Councilman Mork

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: June 17, 2002

Published: June 18, 2002