

**ORDINANCE NO. F-0740**

**AN ORDINANCE GRANTING SIDE YARD ABUTTING A STREET VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
1203 AURORA WAY - ARMBRUST**

**WHEREAS**, written application has been made requesting a variation to Article 8.2.5<sup>1</sup> of the City of Wheaton Zoning Ordinance to reduce the side yard abutting Gables Boulevard from 34.99 feet to 20.88 feet in order to construct an attached garage onto an existing home; 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 July 23, 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 as determined by the Wheaton Planning & Zoning Board, a variation is granted to Article 8.2.5<sup>1</sup> of the City of Wheaton Zoning Ordinance to allow the construction of an attached garage onto an existing home with a side yard abutting Gables Boulevard of 20.88 feet in lieu of the required 34.99 feet in accordance with the plans entitled "*North Elevation, East Elevation; Sheets 1 and 2; dated June 25, 2002.*"

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

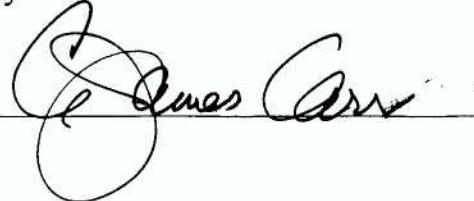
LOT 20 AND THE EASTERLY 35 FEET (MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE) OF LOT 21 IN FIRST ADDITION TO HADLEY ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1944 AS DOCUMENT 470321 IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-20-111-004

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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

Emily M. Conley  
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis  
Councilman Eckhoff  
Councilman Gresk  
Councilman Johnson  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 5, 2002

Published: August 6, 2002