

ORDINANCE NO. F-0928

**AN ORDINANCE GRANTING A CORNER LOT SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
830 N. WASHINGTON STREET**

WHEREAS, written application has been made requesting a application for a variation to Article 9.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new detached garage to replace an existing detached garage with a side yard setback abutting Harrison Avenue of 20 feet in lieu of the required 30 feet; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Planning & Zoning Board on July 13, 2004 to consider the variation request and the Wheaton Planning & Zoning Board 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 Planning & Zoning Board, a variation is hereby granted to Article 9.2.5 of the City of Wheaton Zoning Ordinance to allow the construction of a new detached garage to replace an existing detached garage with a side yard setback abutting Harrison Avenue of 20 feet in lieu of the required 30 feet in accordance with the plans entitled "*Don Judson*", prepared by *Blue Sky Builders, Inc.*, *Downers Grove, IL*, dated April 1, 2004, sheets 1 thru 6; and "Site Plan," received June 14, 2004.

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

LOT 1 OF THE PLAT OF DWYER'S ADDITION TO WHEATON IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1923 IN BOOK 10 OF PLATS, PAGE 83, AS DOCUMENT 171369, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-16-200-005

The subject property is commonly known as 830 N. Washington Street, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

ATTEST:

Emily M. Consalvo
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote

Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: July 19, 2004
Published: July 20, 2004