

ORDINANCE NO. F- 0959**AN ORDINANCE GRANTING A CORNER LOT SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
321 BEECHWOOD COURT**

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 an attached garage addition onto an existing attached garage with a side yard setback abutting Maplewood Drive of 13 feet in lieu of the required 21.15 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 October 26, 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 an attached garage addition onto an existing attached garage with a side yard setback abutting Maplewood Drive of 13 feet in lieu of the required 21.15 feet in accordance with the plans entitled "*Preliminary Schnur Variance Drawings,*" *Prepared by Waterman Bros. Construction, Inc., Wheaton, IL, dated September 8, 2004, sheets 1-3.*

The subject property is legally described as:

LOT 42 IN PHEASANT HOLLOW III, BEING A SUBDIVISION OF PART OF THE
NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT R77-106227, IN DUPAGE COUNTY,
ILLINOIS.

P.I.N. 05-29-108-016

The subject property is commonly known as 321 Beechwood Court, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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:

Eric M. Connolly
City Clerk

James Carr
Mayor

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 1, 2004
Published: November 2, 2004