

ORDINANCE NO. F-1203

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON PROPERTY COMMONLY KNOWN AS 815 S. BLANCHARD STREET/SNYDER

WHEREAS, written application has been made requesting a variation from the provisions of Article 24.5.2 of the Wheaton Zoning Ordinance to allow an existing swing set in the front yard with a setback of 8 feet along Pershing Avenue on certain property legally described herein and commonly known as 815 S. Blanchard Street, Wheaton, IL ("subject property"); 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 and Zoning Board on July 25, 2006, to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation, pursuant to certain conditions and requirements.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact determined by the Wheaton Planning and Zoning Board, a variation from the requirements of Article 24.5.2 of the Wheaton Zoning Ordinance is granted to permit an existing swing set in a front yard with a setback of eight (8) feet from Pershing Avenue in full compliance with the plans submitted with the application on the following-described real estate:

LOT 11 IN BLOCK 29 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-22-106-011

The subject property is commonly known as 815 S. Blanchard Street, Wheaton, IL 60187 ("subject property").

Section 2: It shall be a condition precedent to the effectiveness, and continuing effectiveness, of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

1. The Owner shall attempt to relocate the swing set closer to the house, subject to the approval of the Director of Planning and Economic Development; and
2. A landscape plan to screen the play equipment with landscape material from the south and east sides shall be submitted, subject to the approval of the Director of Planning and Economic Development.

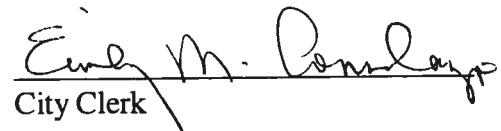
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Dennis Carr
Mayor

ATTEST:



Emily M. Ronkay
City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilman Suess
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None

Absent: None

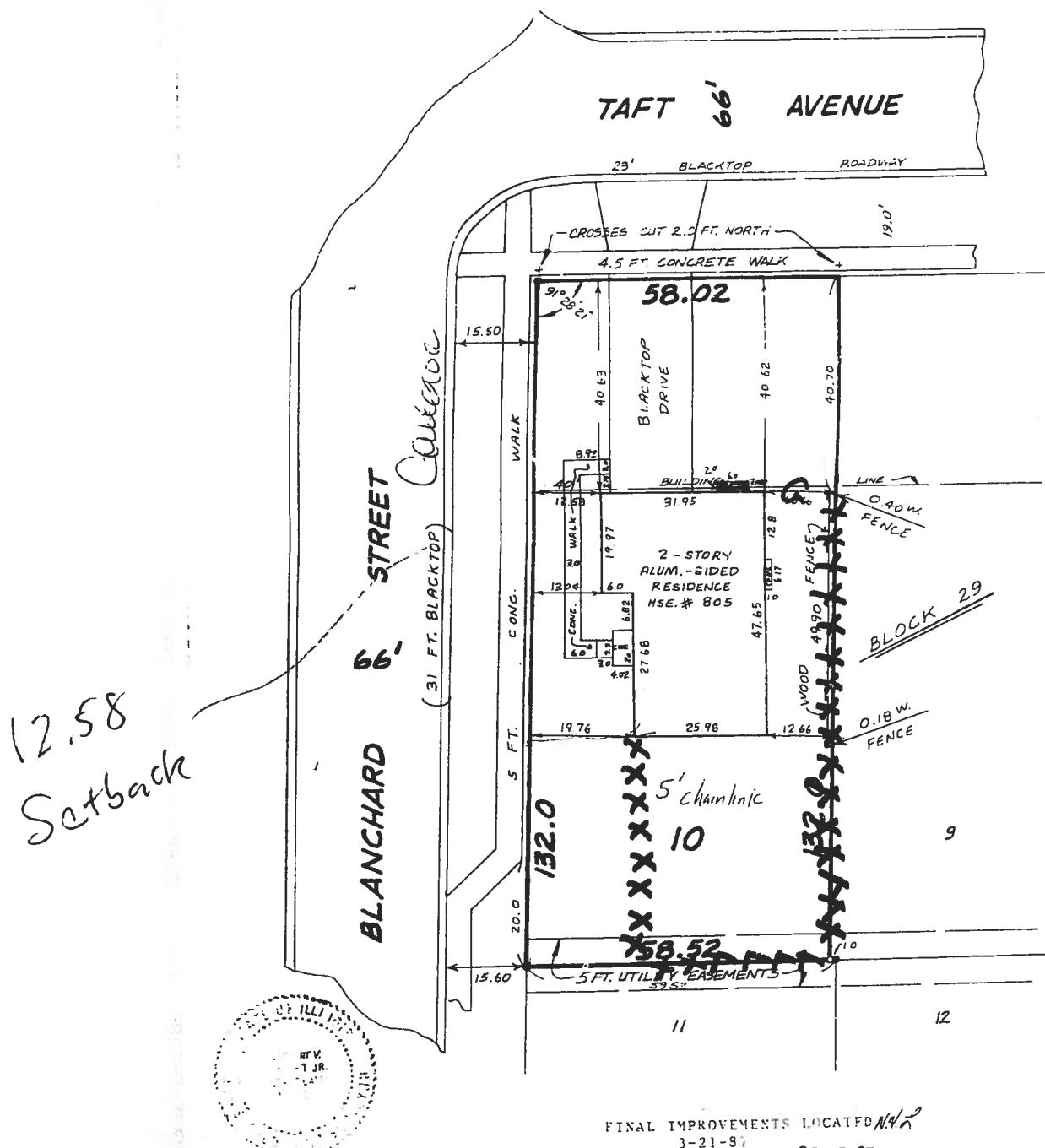
Motion Carried Unanimously

Passed: September 5, 2006
Published: September 6, 2006

PLAT OF SURVEY

IN BLOCK 29
OF LOT 10 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 34
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391 IN DE SOTO COUNTY, IOWA.

805 S. Blanchard



FINAL IMPROVEMENTS LOCATED *NA*
3-21-87 88-5-27

ORDERED BY : ERIC BECK

ORDER NO. 87 E-266

FILE NO. 8

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, AN ILLINOIS
LAND SURVEYOR, HAVE SURVEYED THE
PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REP-
RESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT
WHEATON, ILLINOIS, THIS 5TH DAY OF ~~DECEMBER~~
AD 1986.

RESURVEYED AND ADDITIONAL
IMPROVEMENTS LOCATED:

2-23-00: *N.Y.*

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 55.

BUILDINGS LOCATED AS
THIS 22 ND DAY OF SEPTEMBER

IRON STAKE FURN
IRON STAKE SET

0 IRONSTAKE SET

LAMBERT AND ASSOCIATES

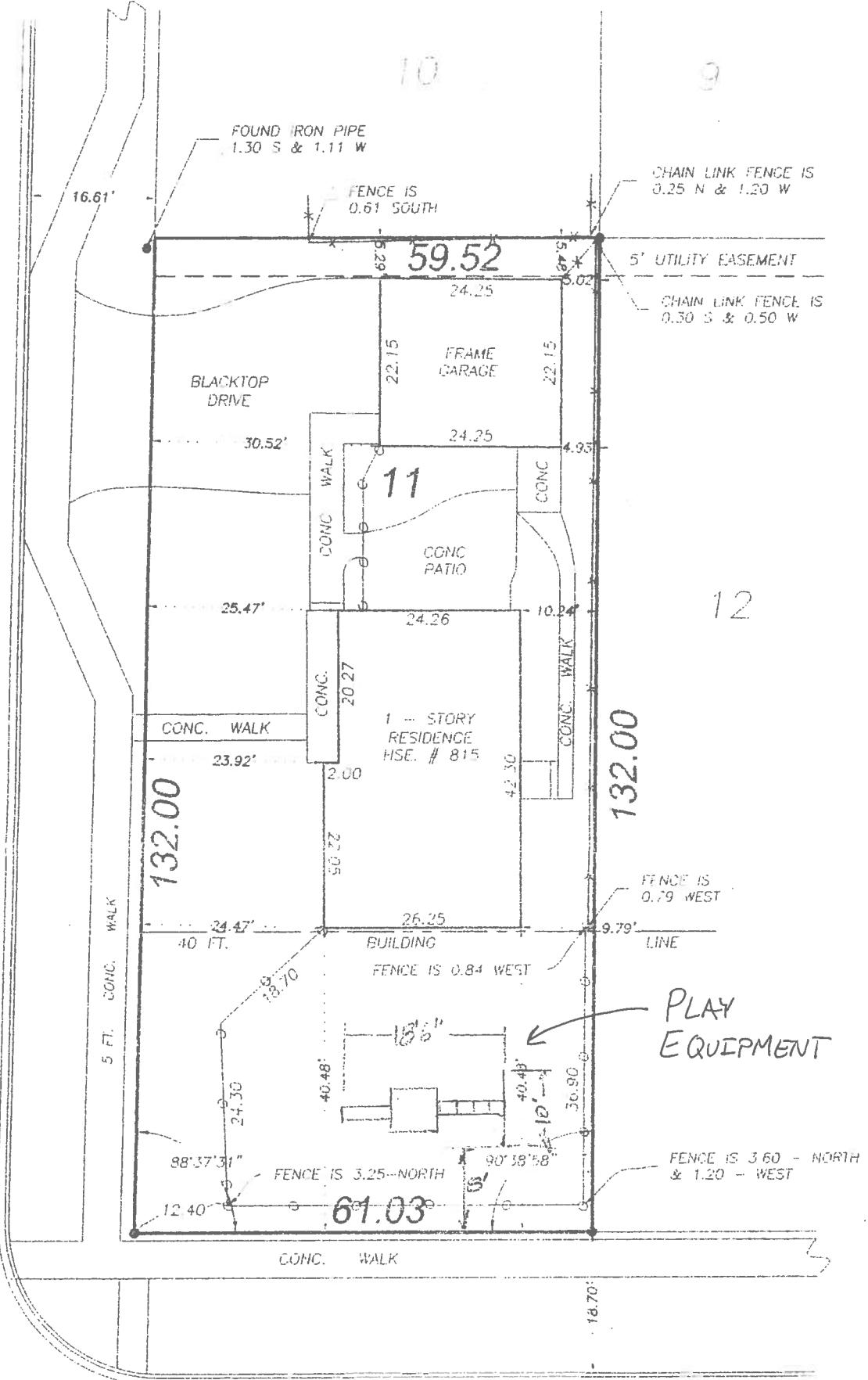
Block 29

ROAD

66'

BLANCHARD

BLACKTOP ROAD



PERSHING

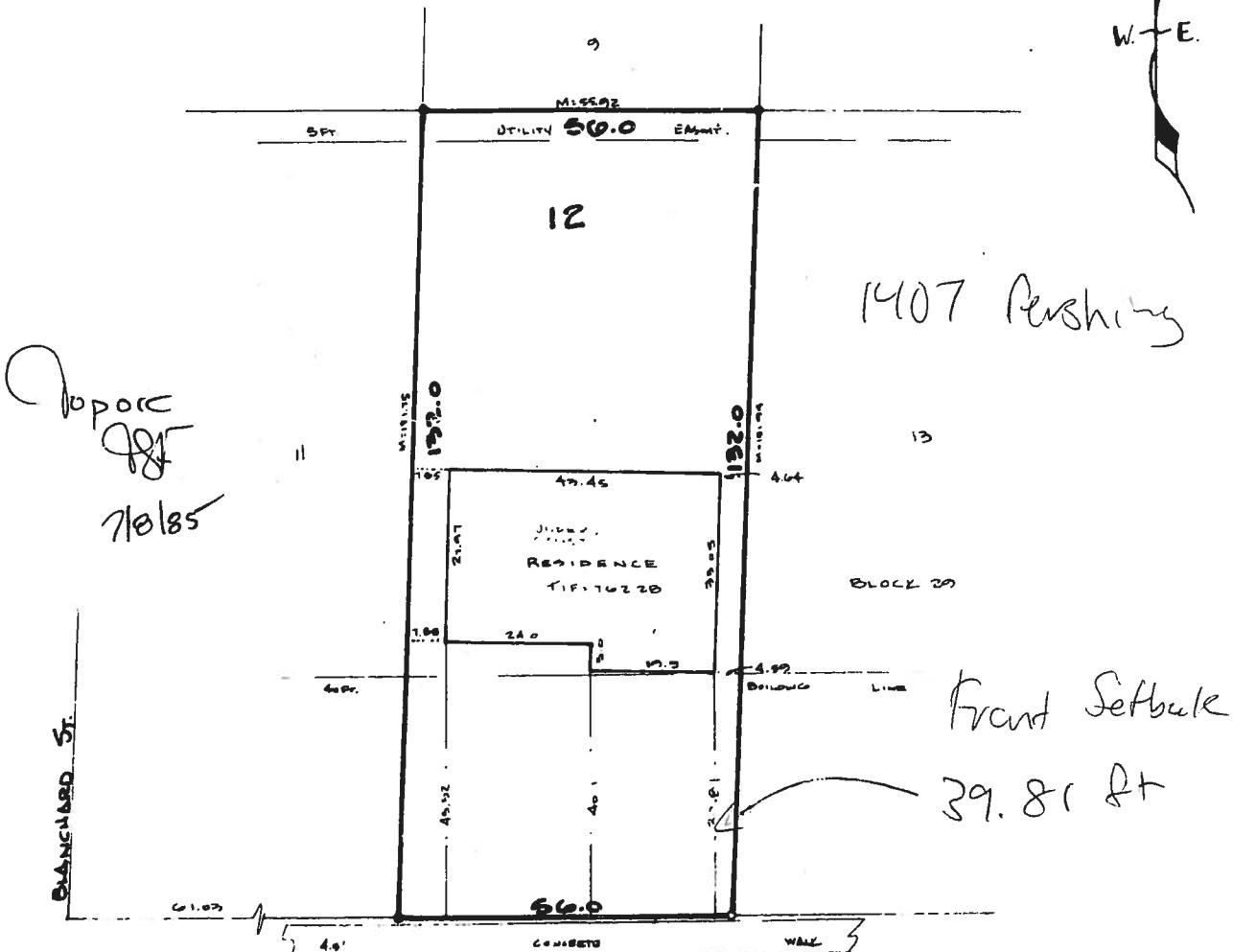
66'

AVENUE

PLAT OF SURVEY

OF LOT 12 IN BLOCK 29 IN WHEATON ESTATES, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1ST, 1924 AS DOCUMENT 182391, IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS.

Scale: 1:20
N. E.



1407 PERSHING AVE.

④ 14000000
60000000
80000000
100000000

ORDERED BY SIEFERT & SONS LTD.

ORDER NO. 88-9

FILE NO. 88495

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 55

THIS IS TO CERTIFY THAT I, AN ILLINOIS
LAND SURVEYOR, HAVE SURVEYED THE
PROPERTY DESCRIBED ABOVE AND THAT
THE ANEXED PLAT IS A CORRECT REP-
RESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT
WHEATON, ILLINOIS THIS 10th DAY OF JUNE
A.D. 1985

STATE OF ILLINOIS
COUNTY OF DU PAGE } 22

BUILDINGS LOCATED AS SHOWN ON
THIS 5th DAY OF JULY 1986.

IRON STAKE FOUND
IRON STAKE BAR

Nov. 24 1968

LAMBERT AND ASSOCIATES