

ORDINANCE NO. F-1300

AN ORDINANCE GRANTING A SIDE YARD SETBACK VARIATION  
ON THE PROPERTY COMMONLY KNOWN AS  
818 NORTH BLANCHARD STREET/RORVIK

WHEREAS, written application has been made requesting a variation to Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction of a one-and-one-half story addition with a side yard setback of 2.0 feet in lieu of the required 5.0 feet.

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 24, 2007 and August 14, 2007, to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

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 made and determined by the Wheaton Planning and Zoning Board, a side yard setback variation of 2.0 feet in lieu of the required 5.0 feet is granted in full compliance with the plans entitled "*Alternate Design*," dated July 24, 2007, to allow the construction of a one-and-one-half story addition on the following-described real estate:

LOT 2 OF ERIC HANSON'S DIVISION OF THE SOUTH HALF OF LOT 2 (EXCEPT THE EAST 10.5 FEET TAKEN FOR THE STREET) IN BLOCK 2 OF ROBERTSON'S ADDITION TO WHEATON, IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 88172 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-101-014

This property is commonly known as 818 N. Blanchard Street, Wheaton, IL 60187.

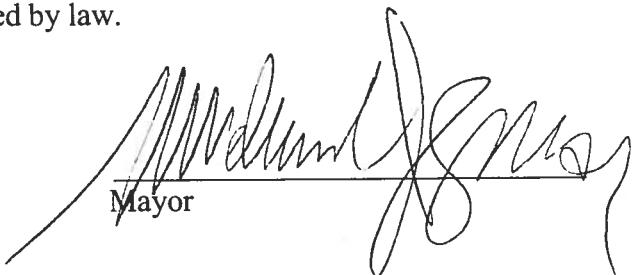
**Section 2:** It shall be a condition precedent to the effectiveness, and continuing effectiveness, of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following condition and requirement:

1. The Owner shall add windows to the south elevation of the addition, 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**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

R2007-172553

**Section 4:** 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. Cenvalangi  
City Clerk

Roll Call Vote:

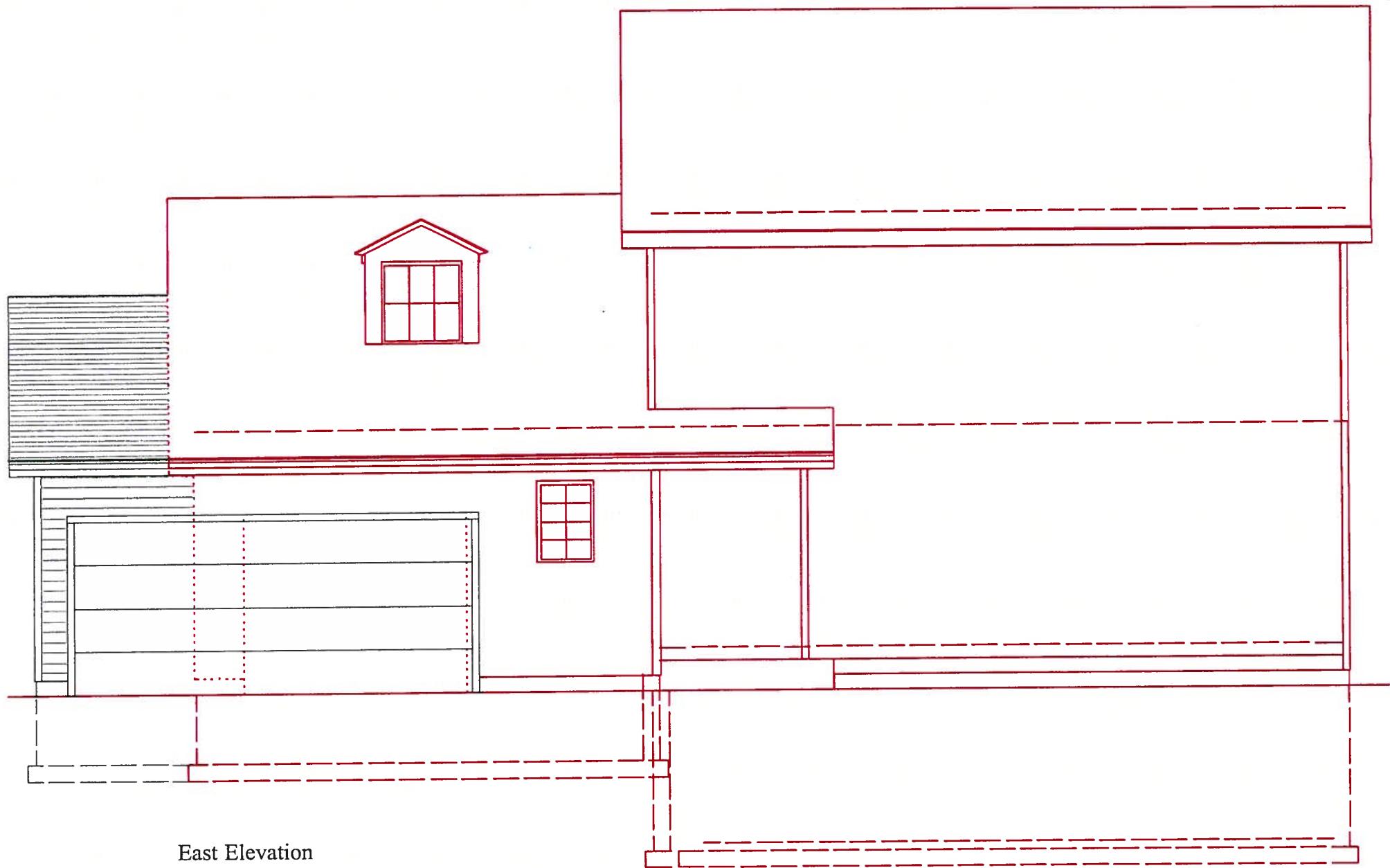
Ayes: Councilman Prendiville  
Councilwoman Corry  
Councilman Levine  
Mayor Gesk  
Councilman Mouhelis

Nays: Councilman Suess  
Councilman Johnson

Absent: None

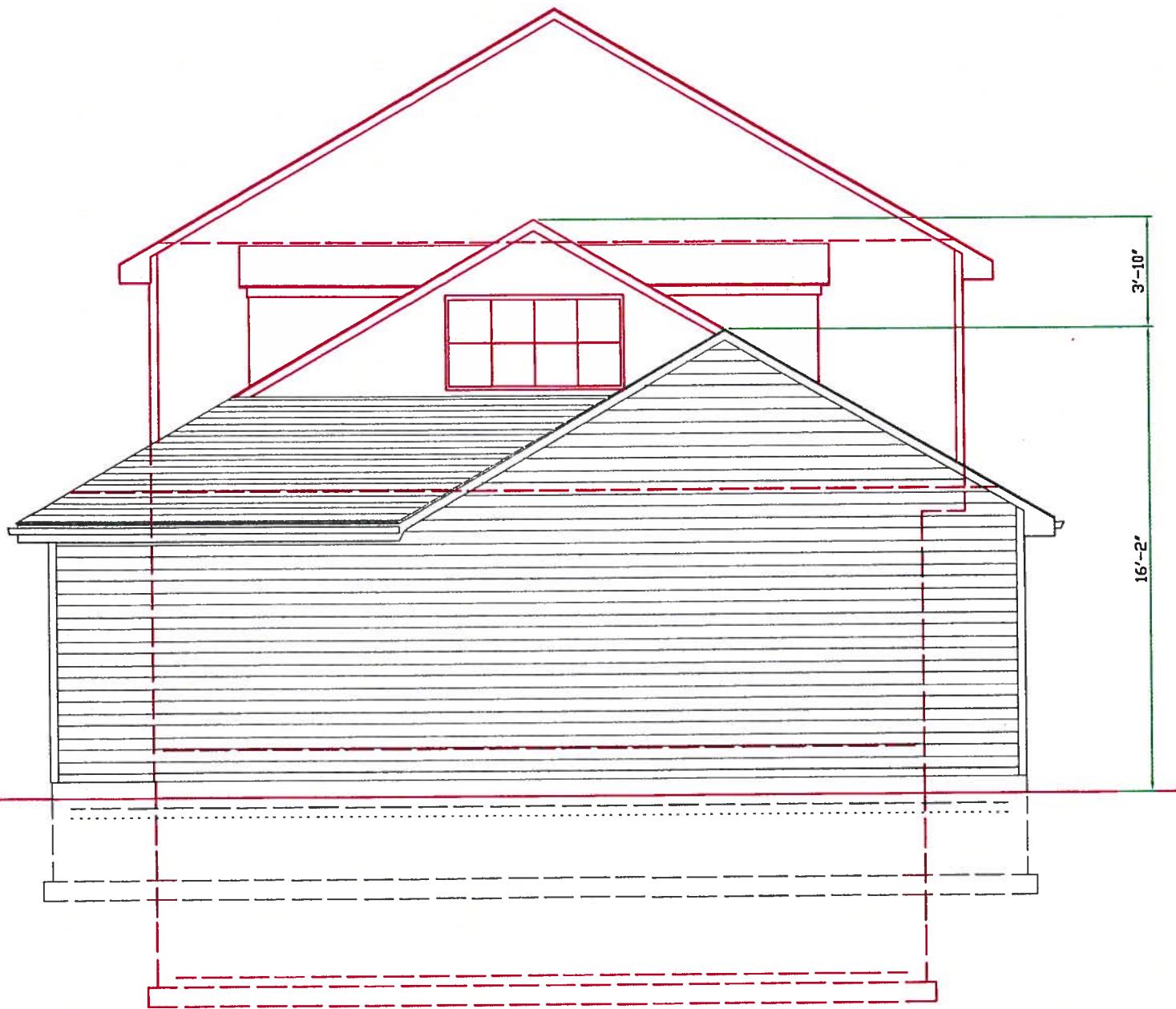
Motion Carried

Passed: September 4, 2007  
Published: September 5, 2007



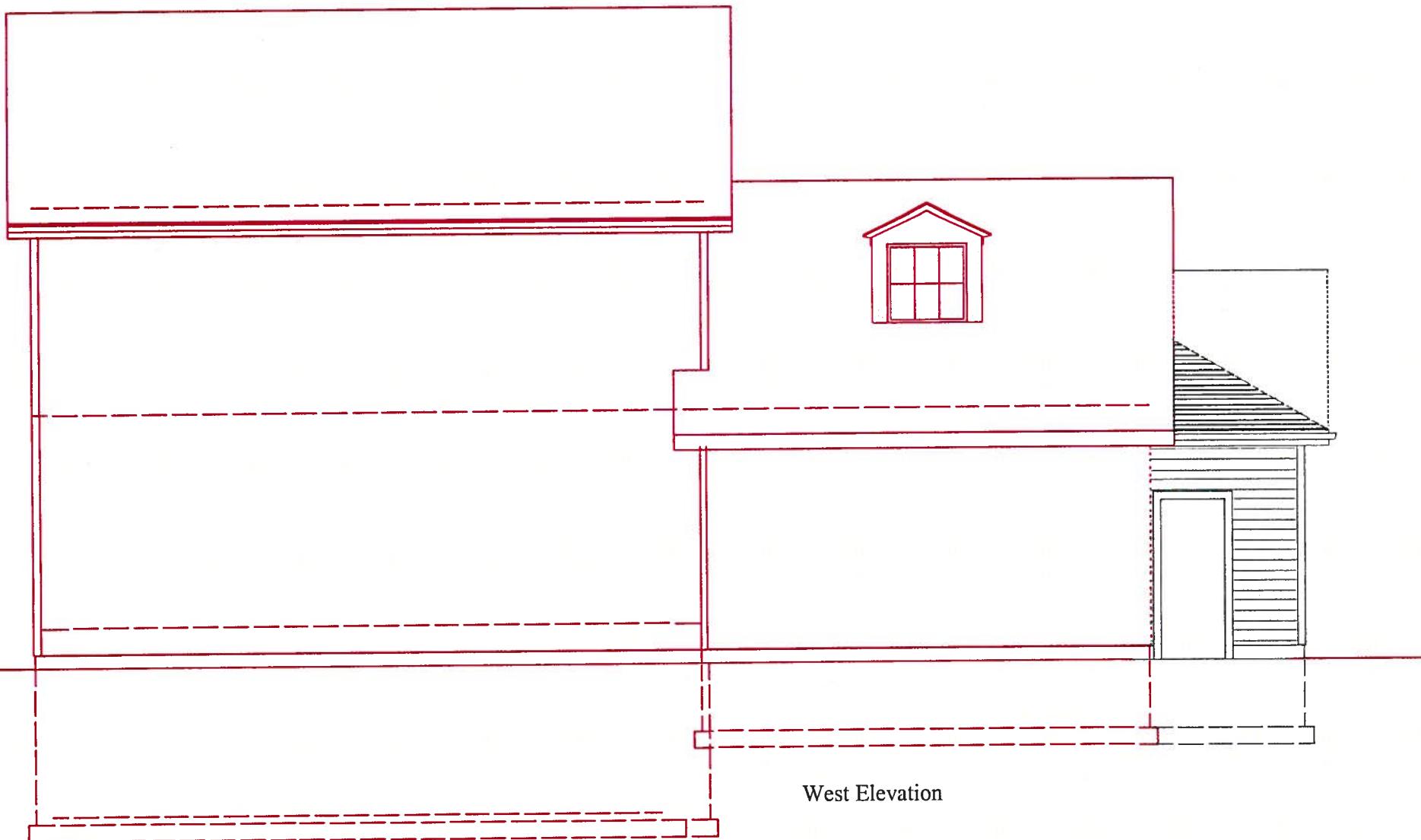
East Elevation

Alternate Design- Submitted at 7/24/07 hearing



South Elevation

Alternate Design 7/24/07



Alternate Design 7/24/07