

**ORDINANCE NO. F-1341**

**AN ORDINANCE GRANTING A GARAGE HEIGHT, LOT WIDTH AND LOT SQUARE FOOTAGE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 122 NORTH ELLIS AVENUE - MONTERO**

**WHEREAS**, written application has been made requesting variations from the provisions of Articles 24.3.1, 12.2.2a and 12.2.4 of the Wheaton Zoning Ordinance to allow construction of a detached garage, with a height greater than one and one-half stories, on a lot that is 5,368 square feet in lieu of the required 6,500 square feet and 44 feet wide in lieu of the required 50 feet, all on certain property legally described herein and commonly known as 122 North Ellis Avenue, Wheaton, Illinois; 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 March 25, 2008 to consider the variation requests; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variations, 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 Articles 24.3.1, 12.2.2a and 12.2.4 of the Wheaton Zoning Ordinance to allow construction of a detached garage, with a height greater than one and one-half stories, on a lot that is 5,368 square feet in lieu of the required 6,500 square feet and 44 feet wide in lieu of the required 50 feet, on the following-described property:

THE SOUTH 44 FEET OF LOTS 1 AND 2 OF THE PLAT OF HOLT'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1892 AS DOCUMENT 47882, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-402-007

This property is commonly known as 122 North Ellis Avenue, Wheaton, IL 60187 ("subject property").

**Section 2:** The variations provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

- A. The detached garage shall have a side yard setback of at least 3.52 feet (which is 8% of the lot width); and
- B. The detached garage design and location shall be as illustrated on the plans titled

"Manuel Montero, 122 North Ellis Avenue" prepared by Regency Garages, Elmhurst, IL, which are on file in the office of the Planning and Economic Development Department.

**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.

  
Michael J. Jones  
Mayor

**ATTEST:**

Emily M. Crowley Jr.  
City Clerk

### Roll Call Vote:

Ayes: Councilman Suess  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk  
Councilman Mouhelis  
Councilman Prendiville

Nays: None

Absent: None

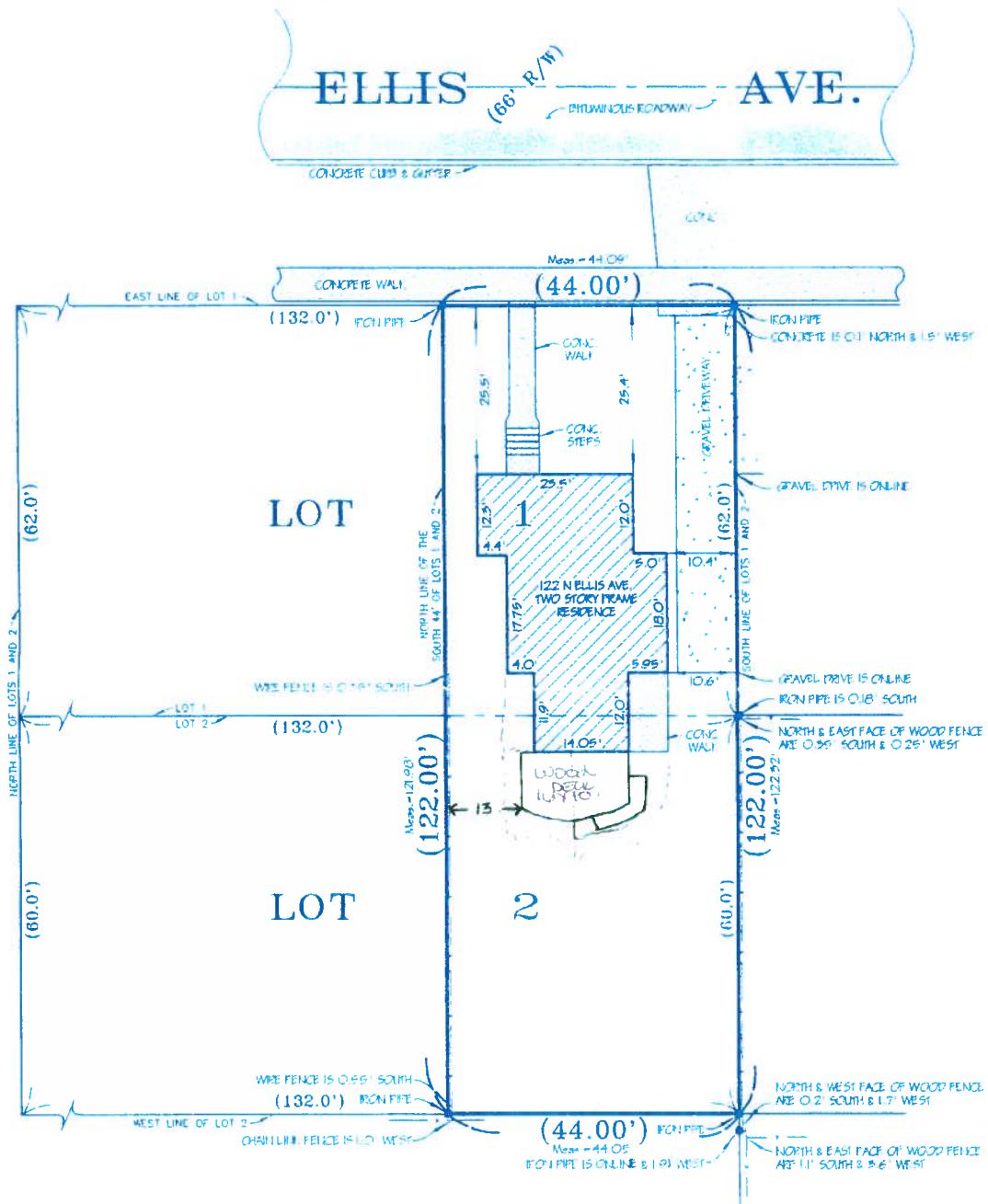
**Motion Carried Unanimously**

Passed: April 7, 2008  
Published: April 8, 2008

## PLAT OF SURVEY

■ Monumentation Found  
 ○ Monumentation Set  
 (50') Record Dimension  
 —K— Fence Line

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A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH,  
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED MARCH 12, 1892 AS DOCUMENT 47882, IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS }  
COUNTY OF DU PAGE } ss

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 14th DAY OF June A.D. 2002  
BY Alvin C. Cramb ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551

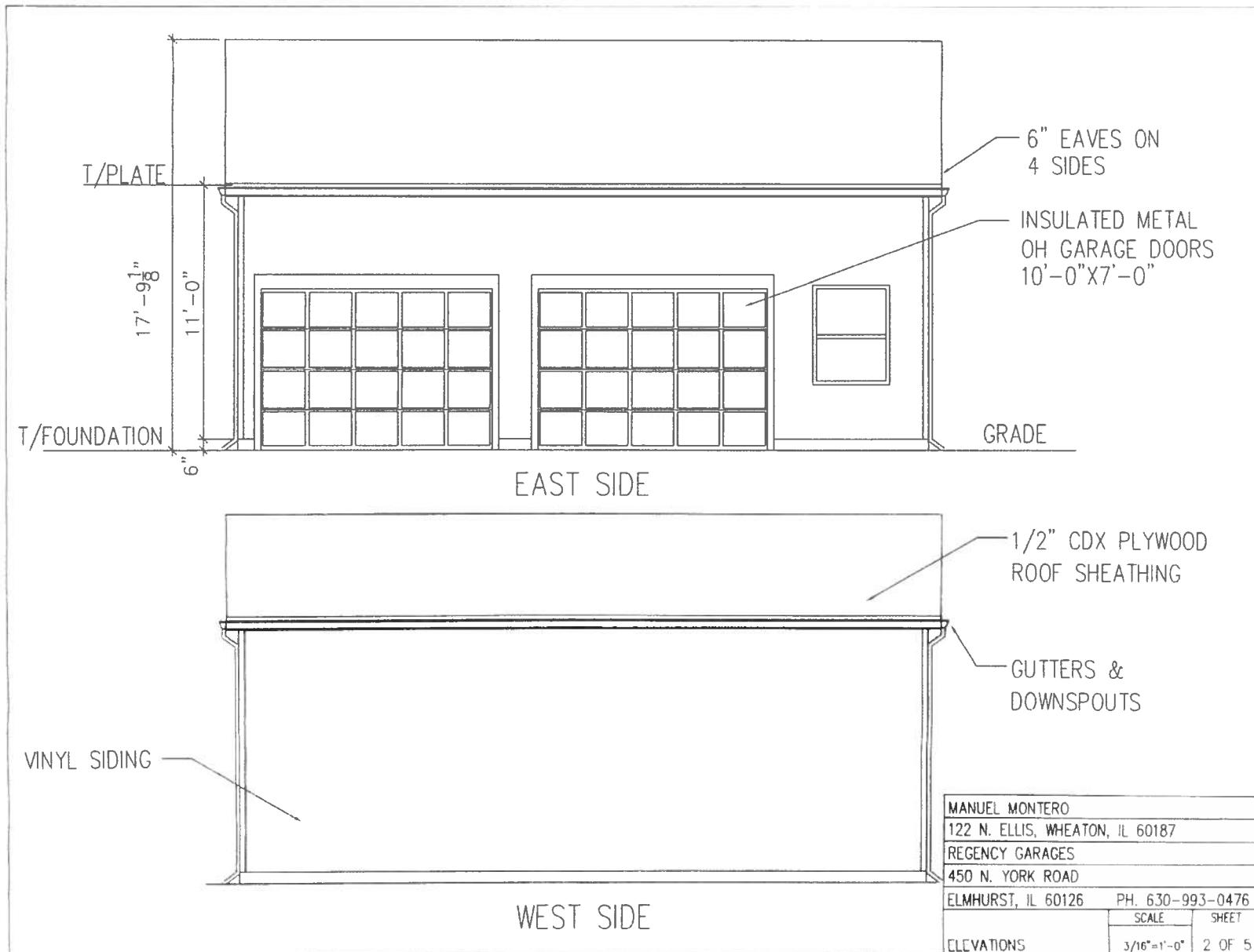
ALLEN D. GARRARD, <sup>MR</sup>

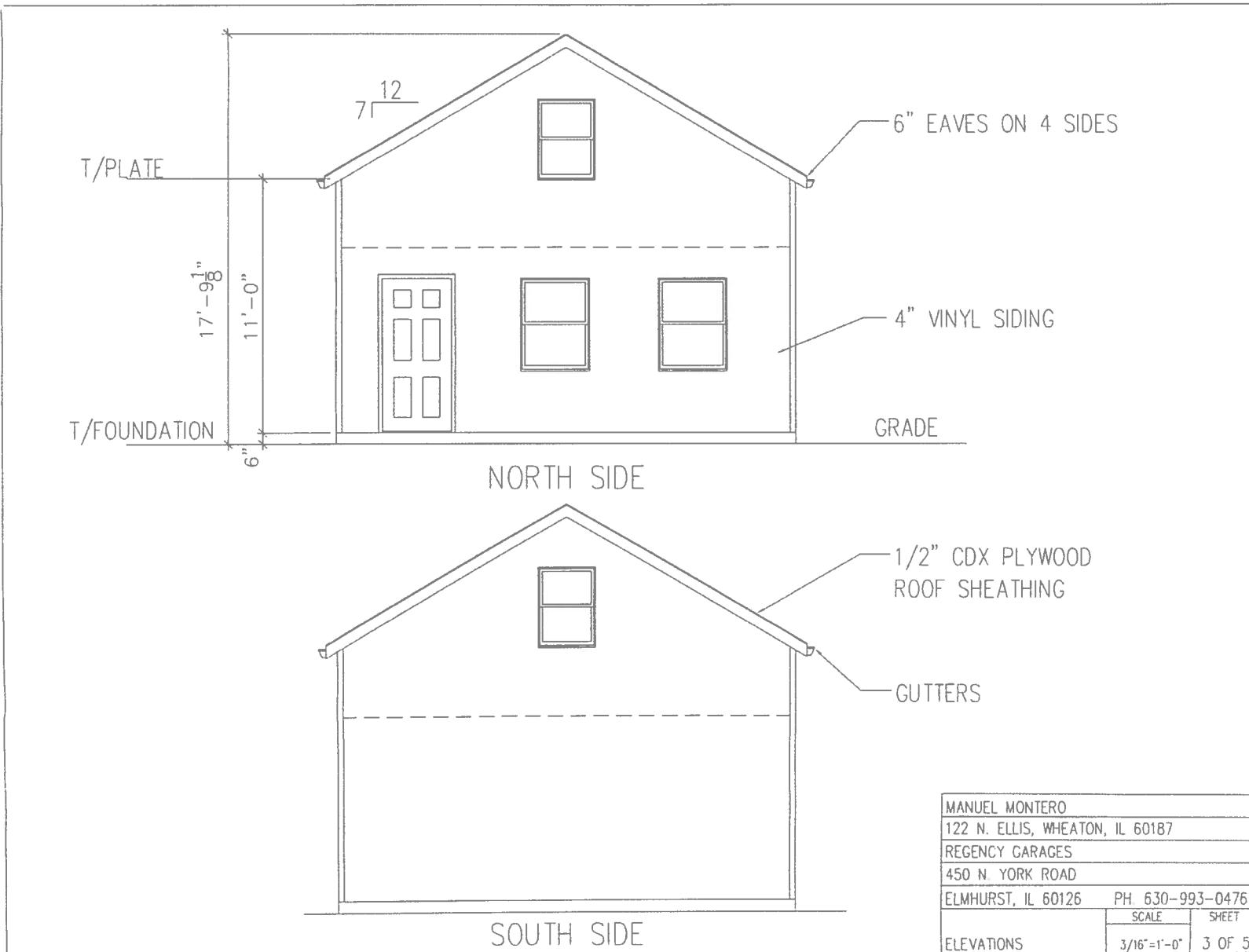
**ALLEN D. CARRADUS ASSOCIATES**  
Land Surveying, Land Planning, & Engineering Services  
108 W. Liberty Drive, Wheaton, Illinois 60187

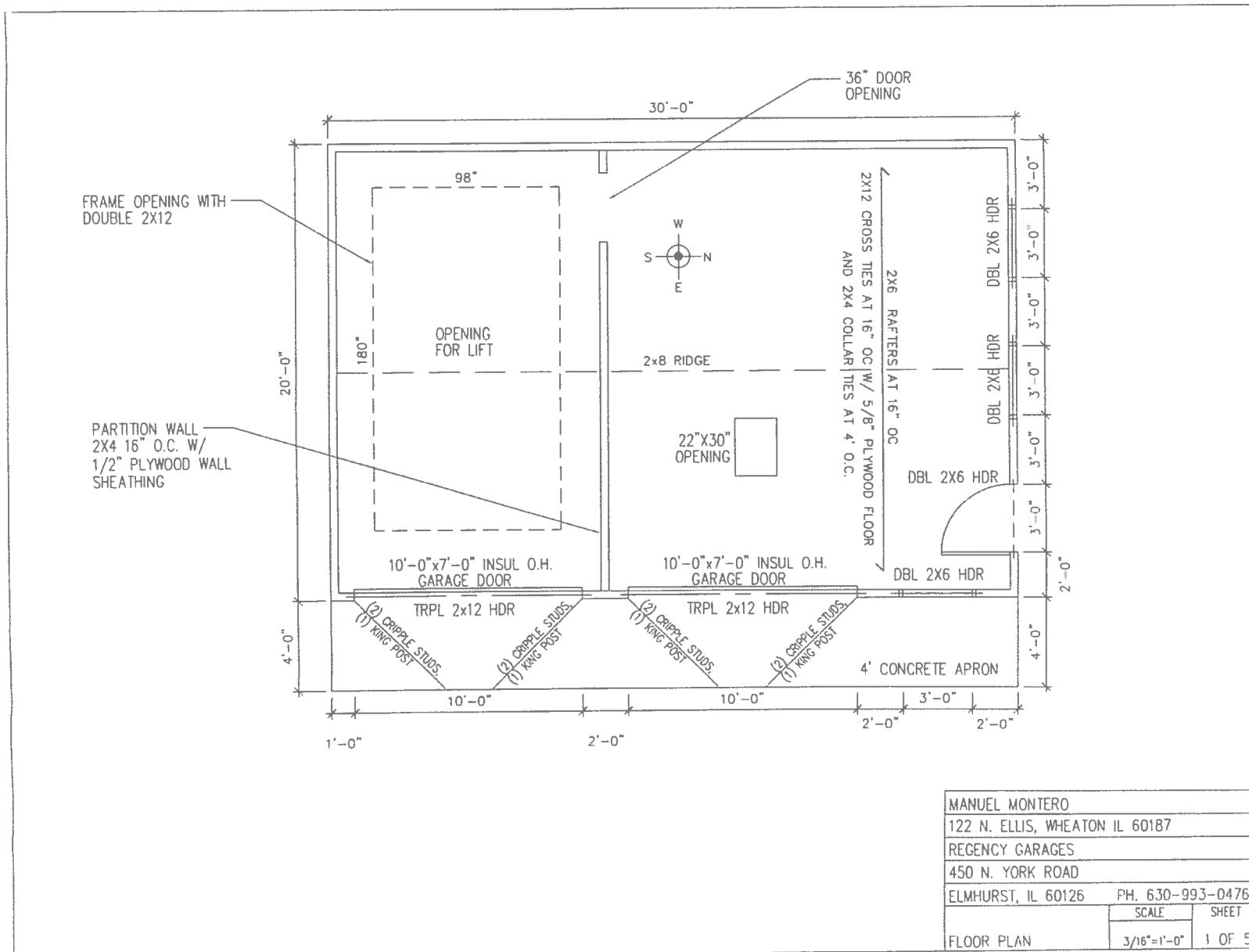
MANUEL MONTERO

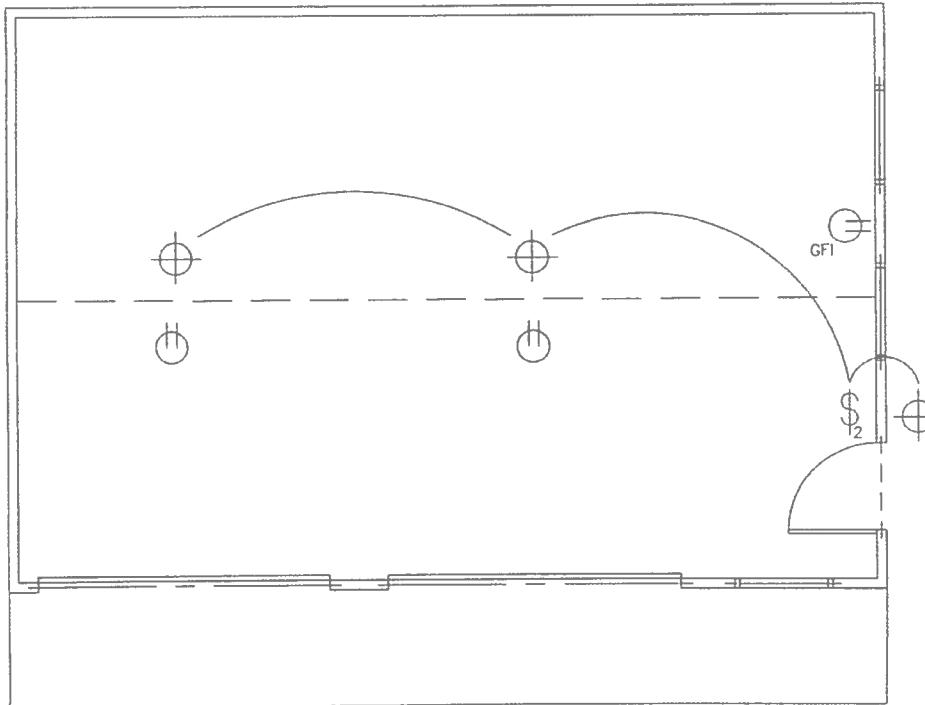
SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 12<sup>th</sup> DAY OF July, A.D. 2002  
BY Allen C. Carrodeus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551

**MANUEL MONTERO**









ELECTRICAL PLAN NOTES:

- 1 INTERIOR GFI OUTLET
- 2 CEILING OUTLET FOR GARAGE DOOR OPENERS
- 2 SINGLE POLE SWITCHES NEXT TO SERVICE DOOR
- 2 CEILING LIGHTS- INTERIOR LIGHT
- 1 EXTERIOR LIGHT NEXT TO SERVICE DOOR
- LINE IS BURIED 24" UNDERGROUND
- INTERIOR WIRING IN ELECTRICAL METALLIC CONDUIT
- INSTALL 3/4 RIDGE PIPE

MANUEL MONTERO	
122 N. ELLIS, WHEATON, IL 60187	
REGENCY GARAGES	
450 N. YORK ROAD	
ELMHURST, IL 60126	PH 630-993-0476
SCALE	SHEET
ELECTRICAL PLAN	3/16"=1'-0"
	4 OF 5