

ORDINANCE NO. F-1941

AN ORDINANCE GRANTING A SIDE AND REAR YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1515 HARWARDEN STREET - FRENCH

WHEREAS, written application has been made requesting a variation to Article 24.5.4 of the Wheaton Zoning Ordinance to allow a former detached garage to be used as a screen house with a side setback of 3.07 feet in lieu of the required 10.0 feet and a rear yard setback of 3.31 feet in lieu of the required 10.0 feet, on certain property legally described herein and commonly known as 1515 Harwarden Street, Wheaton, Illinois 60187; 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 April 26, 2016 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 setback of 3.07 feet in lieu of the required 10.0 feet and a rear yard setback of 3.31 feet in lieu of the required 10.0 feet is granted to allow a former detached garage to be used as a screen house on the following-described real estate:

LOTS 25 AND 26 IN BLOCK 5 IN EAST WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1889 AS DOCUMENT 40813, IN DUPAGE COUNTY, ILLINOIS.

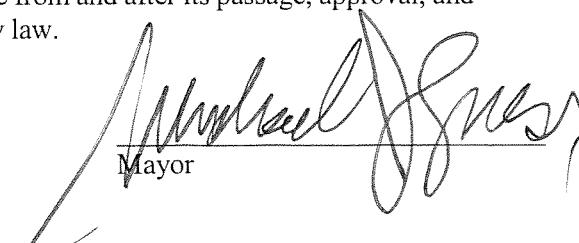
P.I.N.: 05-15-127-027; -028

The subject property is commonly known as 1515 Harwarden Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a side setback of 3.07 feet in lieu of the required 10.0 feet and a rear yard setback of 3.31 feet in lieu of the required 10.0 feet is granted to allow a former detached garage to be used as a screen house in full compliance with the 2006 plat of survey that is on file for the property.

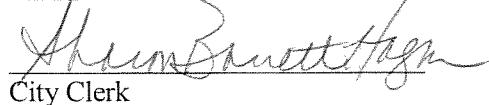
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 French
Mayor

ATTEST:



Karen Bennett Hagan
City Clerk

Roll Call Vote

Ayes: Councilman Suess
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 16, 2016
Published: May 17, 2016