

ORDINANCE NO. F-2002

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 337 E. PRAIRIE AVENUE –
TRAN CONSTRUCTION**

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow a one-story sunroom addition on the rear of the existing home with a front yard setback of 126.7 feet in lieu of the required 155.0 feet, on certain property legally described herein and commonly known as 337 E. Prairie Avenue, 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 February 28, 2017 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: The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

LOT 1 IN LEXINGTON LANE SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 9,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1962 AS DOCUMENT NO.
R62-15822 IN DUPAGE COUNTY, ILLINOIS.

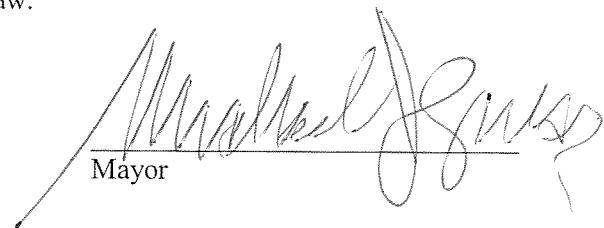
P.I.N.: 05-09-405-008

The subject property is commonly known as 337 E. Prairie Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 126.7 feet in lieu of the required 155.0 feet is granted for a one-story sunroom addition on the rear of the existing home in full compliance with the plans entitled “Site Engineering Plan”, prepared by Koziol Engineering, Lisle, IL, dated July 19, 2016 and “Nussbaum Residence”, prepared by Charles R. Muir, Wheaton, IL, sheets 1-3, dated October 26, 2016.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

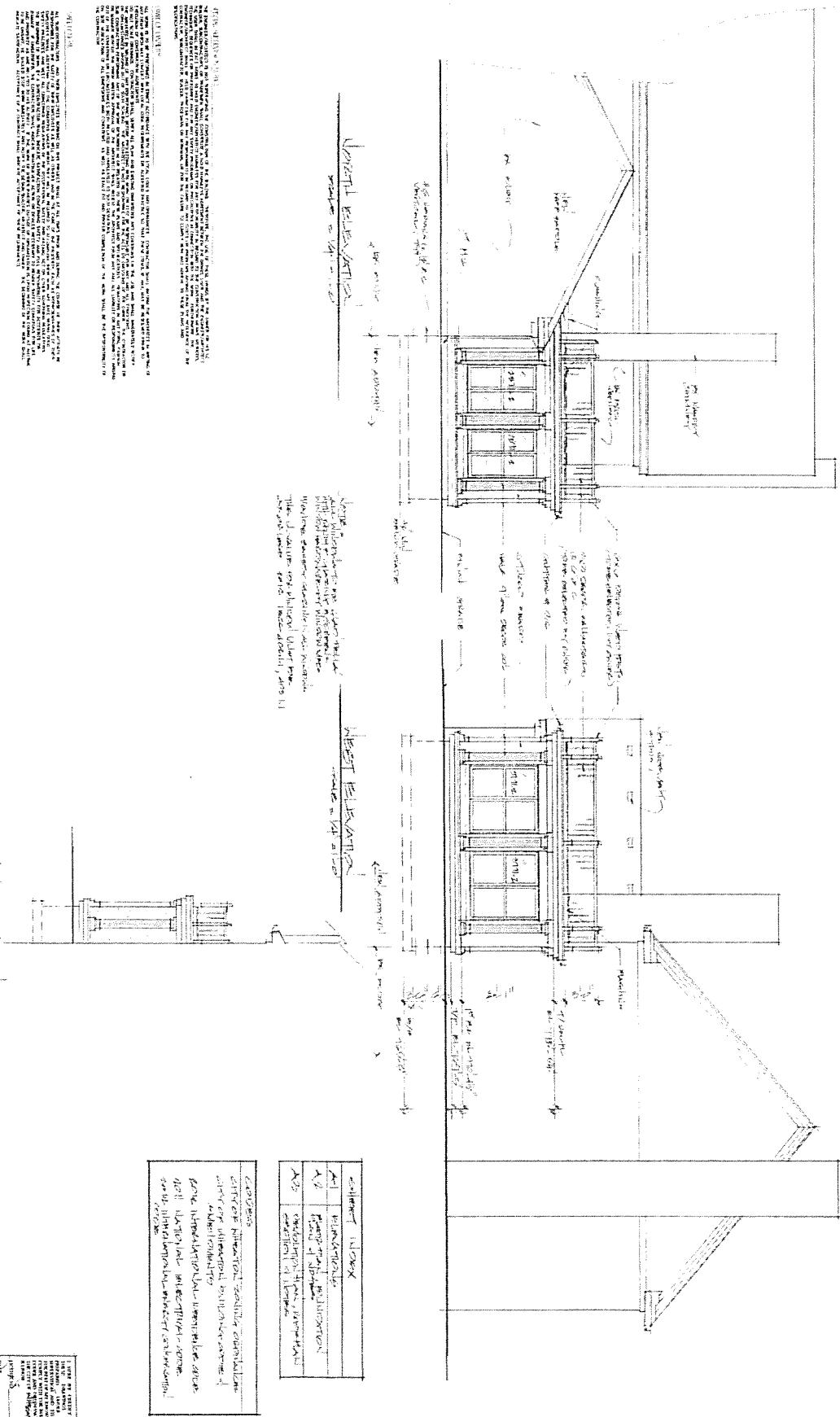
Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: March 6, 2017
Published: March 7, 2017

Nussbaum Residence



CHARLES R. MUIR ALA
ARCHITECT
626 MYRTLEWOOD LANE
WHEATON, ILLINOIS 60187

Revisions:

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