

ORDINANCE NO. O-2019-13

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 222 E. MADISON AVENUE -
R. LAUTZ CONSTRUCTION, INC.**

WHEREAS, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a patio with a rear yard setback of 7.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 222 E. Madison 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 26, 2019 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-4 Residential District zoning classification:

LOT 4 IN GREGORY'S SUBDIVISION OF PART OF THE EAST ½ OF BLOCK 6 IN LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO THE TOWN OF WHEATON IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

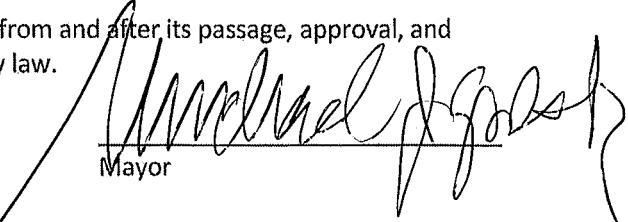
PIN: 05-16-108-005

The subject property is commonly known as 222 E. Madison Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 7.0 feet in lieu of the required 25.0 feet is granted for a patio in full compliance with the following plan: "Topographical Site Development Plan" prepared by ERA, Warrenville, IL, dated February 1, 2019 attached as Exhibit A, and subject to a landscape plan being submitted and approved by the Director of Planning and Economic Development that adequately screens the patio without impeding drainage.

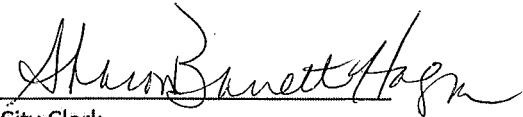
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 Prendiville
Mayor Gresk
Councilman Rutledge
Councilman Suess
Councilman Barbier

Nays: None

Absent: Councilwoman Fitch
Councilman Scalzo

Motion Carried Unanimously

Passed: March 18, 2019
Published: March 19, 2019

○

○

○