

ORDINANCE NO. O-2019-26

AN ORDINANCE GRANTING A FRONT AND SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 201 N. BLANCHARD STREET - ENGEL

WHEREAS, written application has been made requesting a variation to Article 10.2.5 and Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction and use of a one-story addition with a front yard setback of 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet, on certain property legally described herein and commonly known as 201 N. Blanchard 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 May 29, 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:

THE SOUTH 60 FEET OF THE WEST HALF OF BLOCK 3 IN JOHNATHAN BLANCHARD SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738, IN DUPAGE COUNTY, ILLINOIS.

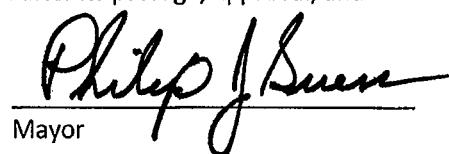
PIN: 05-15-125-010

The subject property is commonly known as 201 S. Blanchard Street, 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 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet is granted for a one-story addition, in full compliance with the following plans: "Proposed Addition and Remodeling for Kevin and Jan Engel" prepared by Marc Kollias, Wheaton, IL, dated May 1, 2019.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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


Philip J. Bunn
Mayor

ATTEST:


Sean Bennett Engelm
City Clerk

Roll Call Vote

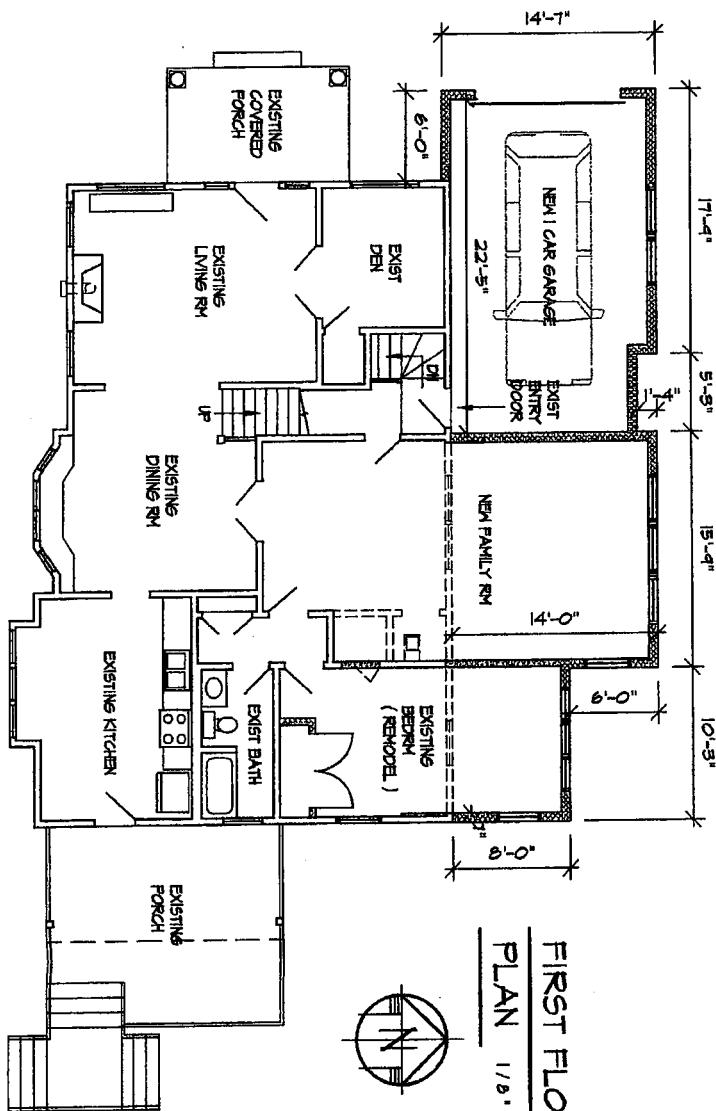
Ayes: Councilman Rutledge
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess

Nays: None

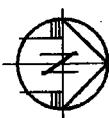
Absent: Councilman Scalzo

Motion Carried Unanimously

Passed: June 17, 2019
Published: June 18, 2019



FIRST FLOOR



NORTH ELEVATION 1/8" = 1'-0"

WEST ELEVATION 1/8" = 1'-0"

PROPOSED ADDITION AND REMODELING FOR
KEVIN AND JAN ENGEL

201 N BLANCHARD ST

WHEATON, IL

FOR VARIANCE REVIEW ONLY
NOT FOR CONSTRUCTION

MARC KOLLIAS
—ARCHITECT—
2946 1/2 DARREE RD.
MEATON, L. 60184
PH. (650) 690-8211

BY: MK 5-13

