

ORDINANCE NO. O-2019-25

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 300 S. WEST STREET - NORTH SHORE SIGN COMPANY**

WHEREAS, written application has been made requesting a variation to Article 23.7.1e of the Wheaton Zoning Ordinance to allow the construction and use of a new monument sign with a front yard setback of 0.0 feet in lieu of the required 15.0 feet, on certain property legally described herein and commonly known as 300 S. West 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-7 Residential District zoning classification:

THAT PART OF LOT 6 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING ON THE WEST LINE OF WEST STREET AT THE SOUTHEAST CORNER OF LOT 8 OF SAID DIVISION AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF WEST STREET, 124.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 8, 165.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF WEST STREET, 124.0 FEET TO THE SOUTHWEST CORNER OF LOT 8, THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 8, 165.0 TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-17-411-019; -020

The subject property is commonly known as 300 S. West 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 0.0 feet in lieu of the required 15.0 feet is granted for a monument sign in full compliance with the following plans: "Central DuPage Orthodontics, 300 S. West Street, Wheaton, IL" prepared by North Shore Sign Company, Libertyville, IL, dated February 8, 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Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Sauer
Mayor

ATTEST:


Alan Bennett, Jr.

City Clerk

Roll Call Vote

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

Nays: None

Absent: Councilman Scalzo

Motion Carried Unanimously

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

