

ORDINANCE NO. O-2021-38

**AN ORDINANCE GRANTING REAR YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 199 LONGFELLOW DRIVE - BARABAS**

WHEREAS, written application has been made requesting variations to Article 3.4A.6 and Article 24.5.4 of the Wheaton Zoning Ordinance to allow the construction and use of a patio with a rear yard setback of 3.0 feet in lieu of the required 25.0 feet and an outdoor fireplace with a rear yard setback of 7.5 feet in lieu of the required 10.0 feet, on certain property legally described herein and commonly known as 199 Longfellow Drive, Wheaton, Illinois 60189; 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 July 13, 2021 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variations.

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 62 IN FARNHAM, UNIT 1, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1965 AS DOCUMENT R65-13691, IN DUPAGE COUNTY, ILLINOIS.

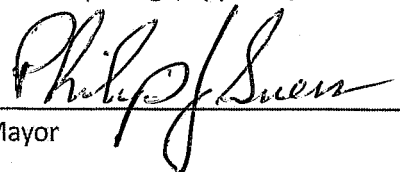
P.I.N.: 05-21-308-014

The subject property is commonly known as 199 Longfellow Drive, Wheaton, IL 60189.

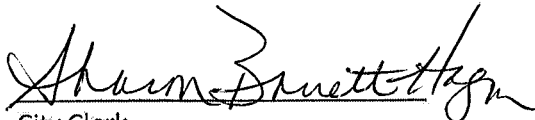
Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 3.0 feet in lieu of the required 25.0 feet is granted for a patio and a rear yard setback of 7.5 feet in lieu of the required 10.0 feet is granted for an outdoor fireplace, in full compliance with the following plans: "New Patio Site Plan for Variation Request" and "Front (South) Elevation" prepared by Marc Kollias, Wheaton, IL, dated June 9, 2021, with the condition that the proposed free-standing portable fountain shall not be placed in the easement area along the rear property line.

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 Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: July 19, 2021
Published: July 20, 2021



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MARC KOLLAS
-ARCHITECT-

199 LONGFELLOW DRIVE

WHEATON, I L.

