

ORDINANCE NO. O-2022-19

AN ORDINANCE GRANTING A CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1603 W. YORK LANE - STAHR

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a second floor addition on to an existing single-family residence with a corner side yard setback of 19.56 feet in lieu of the required 26.45 feet, all on property commonly known as 1603 W. York Lane, 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 April 12, 2022 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 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S LORRAINE ROAD SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1925 AS DOCUMENT 202765, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 29, 1927 AS DOCUMENT 245767, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-305-005

The subject property is commonly known as 1603 W. York Lane, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board a corner side yard setback of 19.56 feet in lieu of the required 26.45 feet is granted for a second floor addition, in full compliance with the following plans: "The Stahr Addition, 1603 W. York Lane, Wheaton, IL 60187", prepared by Studio21 Architects, Downers Grove, IL, sheets A0.0, A1.0, A2.0, A3.0, and A4.0, dated February 28, 2022, as presented.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

ATTEST:


Andrea Rosedale
City Clerk

Roll Call Vote

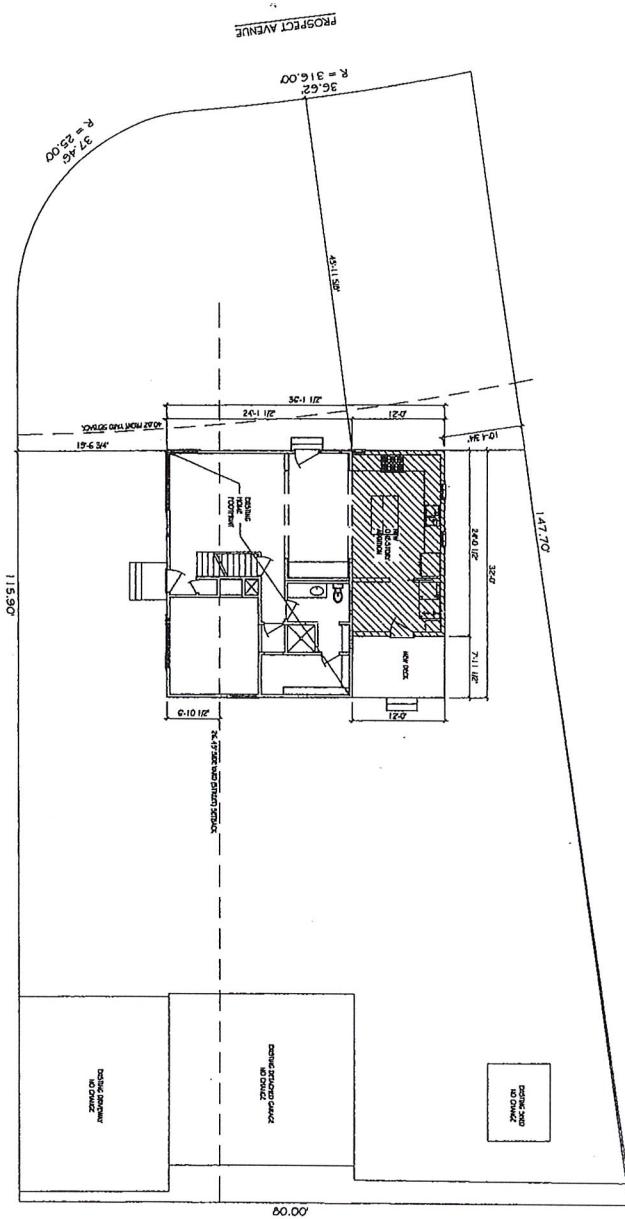
Ayes: Councilwoman Bray-Parker
Mayor Suess
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

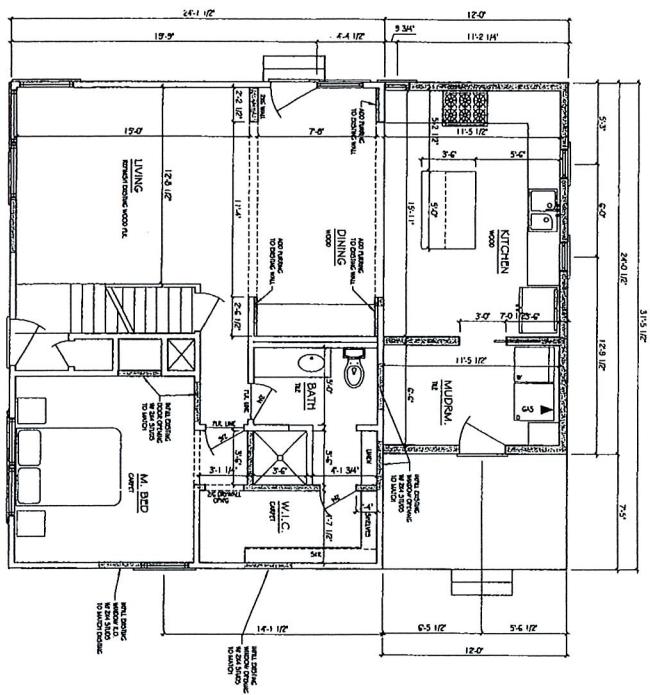
Absent: Councilman Brown
Councilwoman Fitch

Motion Carried Unanimously

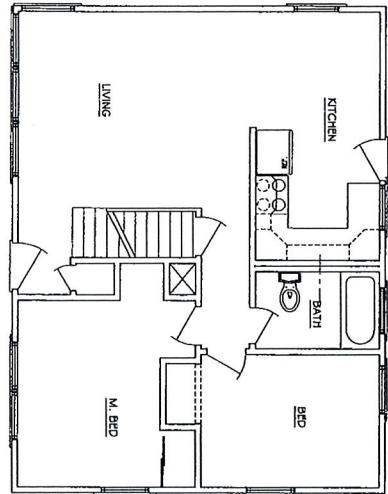
Passed: April 18, 2022
Published: April 19, 2022



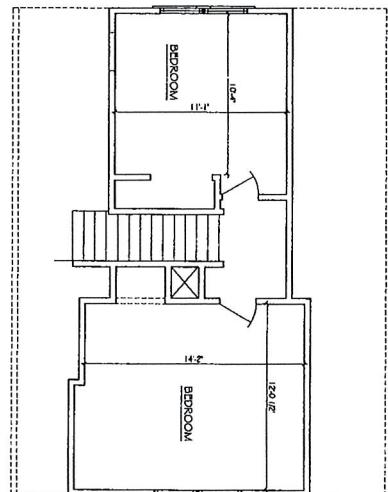
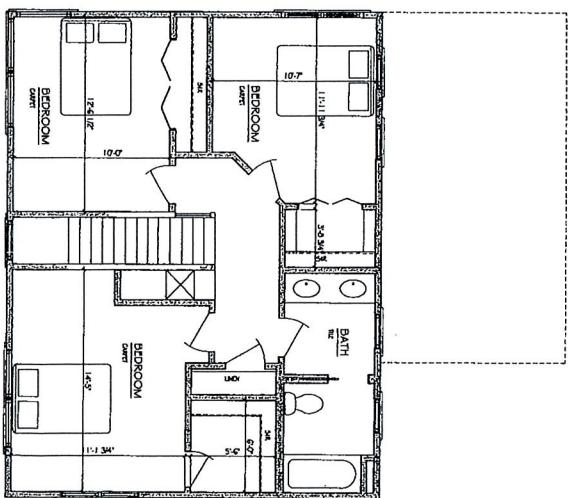
40.0



EXISTING
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

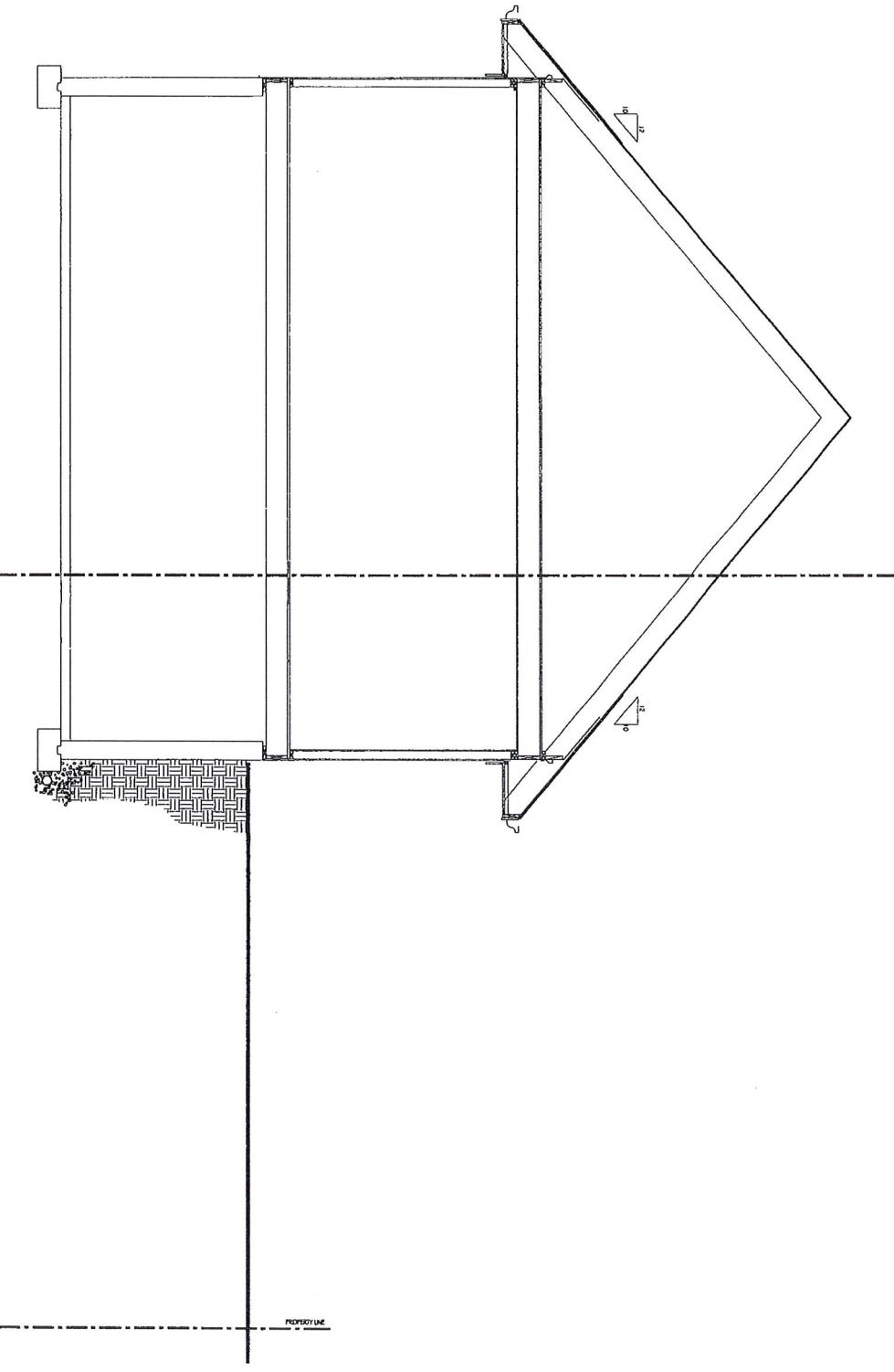


EXISTING
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING BUILDING SECTION

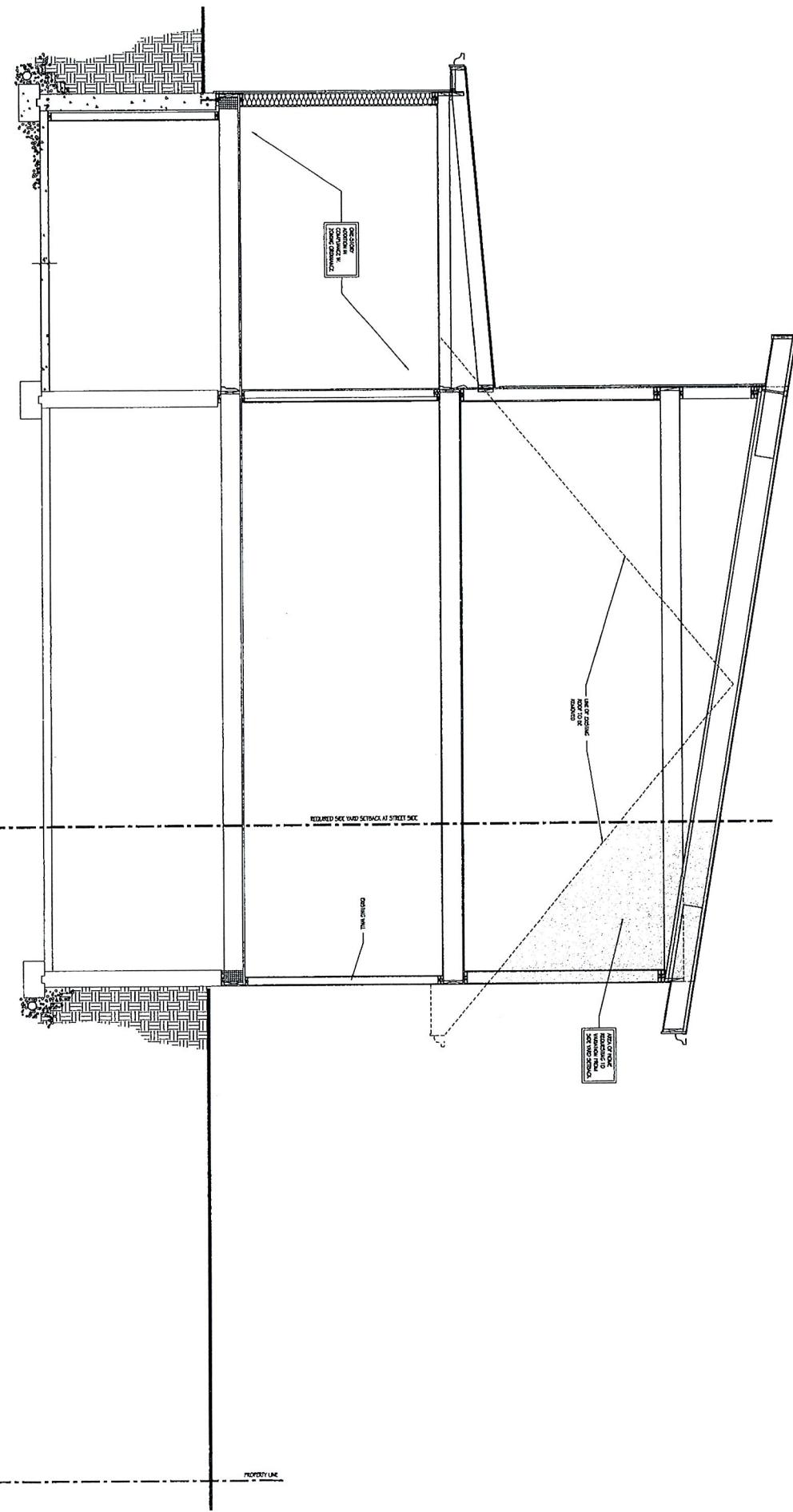
SCALE: $1/2'' = 1'-0''$



A2.0

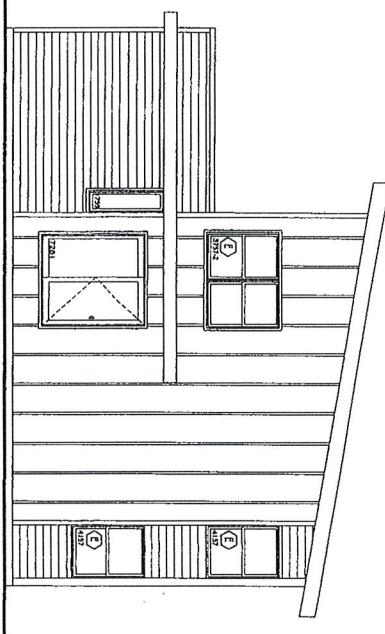
PROPOSED BUILDING SECTION

SCALE: 1/2" = 1'-0"

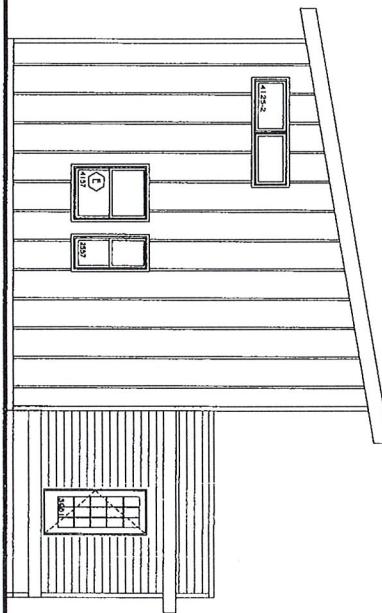


A3.0

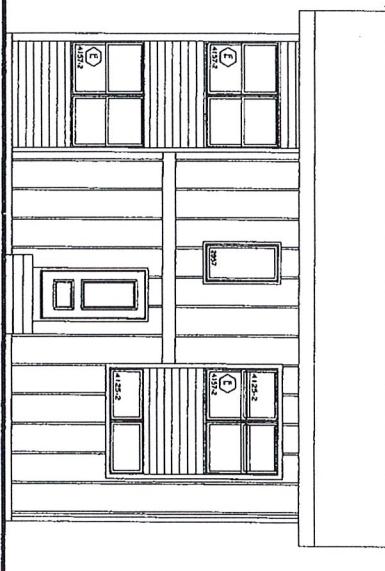
PROSPECT AVENUE
WEST ELEVATION
SCALE: 1/4" = 1'-0"



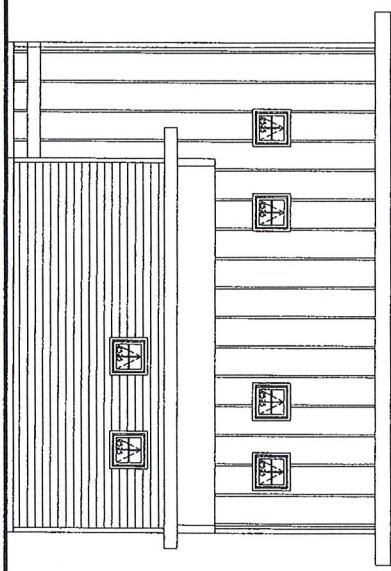
EAST ELEVATION
SCALE: 1/4" = 1'-0"



W. YORK AVENUE
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A4.0

