

Wheaton Planning and Zoning Board Meeting Agenda

Tuesday, January 13, 2026

7:00 p.m.

In-Person & Virtual

Wheaton City Hall Council Chambers

Join by computer/smartphone:

https://us02web.zoom.us/webinar/register/WN_ga5GS8u8SlixTuERnTUkqQ

- Please register using the link above. After registering with your email address, you will receive a confirmation email containing a meeting link for access. You will be automatically muted. If you would like to speak, click on the "Raise Hand" button to let the meeting administrator know you would like to speak. When it is your turn to speak, you will receive a notification that the meeting administrator is asking you to press "unmute." Please announce your name and address before commenting and ensure that you are in a quiet place.

Join by phone: (312) 626-6799, Meeting ID: 841 6087 0837, Passcode: 962029

- You will be automatically muted. If you would like to speak, you need to press *9 to raise your hand and let the meeting administrator know you would like to speak. Once it is your turn to speak, you will receive a notification asking you to press *6 to unmute yourself. Please announce your name and address before commenting and ensure that you are in a quiet place.

Public comments can be made by:

- In-person at 7:00 p.m. on Tuesday, January 13, 2026, during the Public Comment portion of each Public Hearing.
- Virtually at 7:00 p.m. on Tuesday, January 13, 2026, during the Public Comment portion of each Public Hearing.
- Email the Planning and Zoning Board at tjones@wheaton.il.us before 10:00 a.m. on Tuesday, January 13, 2026.

AGENDA

1. Call To Order And Roll Call
2. Approval Of Minutes
3. Public Comment

4. New Business

4.I. New Business

Documents:

[ZA 26-01 - REAR YARD SETBACK VARIATION - 87 SOMERSET CIRCLE -
NOWAKOWSKI.PDF](#)

5. Miscellaneous

6. Adjournment

January 13, 2026

Wheaton Planning and Zoning Board
303 West Wesley Street
Wheaton, IL 60187

RE: ZA #26-01/ Rear Yard Setback Variation/ 87 Somerset Circle/ Nowakowski

Dear Members of the Board:

Attached to this memorandum is an application requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle.

The application has been submitted by the property owner, Tamara Nowakowski, 87 Somerset Circle, Wheaton, IL 60189.

ZONING ANALYSIS

Proposal: An application requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle.

The application has been submitted by the property owner, Tamara Nowakowski, 87 Somerset Circle, Wheaton, IL 60189.

Applicant: Tamara Nowakowski, 87 Somerset Circle, Wheaton, IL 60189.

Subject Property: 87 Somerset Circle, Wheaton, IL 60189

Zoning Classification: I-1 Institutional District

Surrounding Conditions: North: Single Family Residences/ I-1 Institutional District
East: Single Family Residences/ I-1 Institutional District
South: Single Family Residences/ I-1 Institutional District
West: Single Family Residences/ R-3 Residential District



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: ERICA BRAY-PARKER | LEAH BRICE | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER

PLANNING DEPARTMENT COMMENTS

Background

The subject property is an interior lot in the Loretto Club Subdivision. The property, which is pie-shaped, is improved with a single-family residence and an existing pressure treated deck. Due to the lot's pie-shaped configuration, the house and the existing deck are both constructed at an angle to the rear property line. To create more useable low-maintenance outdoor space, the applicant desires to replace the existing pressure treated deck with a larger composite deck.

Rear Yard Setback Variation

The applicant is requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a new deck with a rear yard setback of 23.1 feet in lieu of the required 25.0 feet, all on property commonly known as 87 Somerset Circle. On the site plan, the stairs are shown with a setback of 22.5 feet, however these are allowed to encroach into the required setback. The southern portion of the deck is shown with a setback of 23.1 feet, and the northern portion of the deck is shown with a setback of 23.75 feet. Since the new deck is proposed on an angle to the rear property line, only a small percentage of the deck is encroaching into the required setback. Please see the red shaded areas on the site plan for reference.

Besides the requested rear yard setback variation, the new deck is fully code compliant with the bulk regulations of Article 14.2 of the Wheaton Zoning Ordinance.

Administrative Variation

This request meets the threshold for an administrative variation per the requirements of Article 5.7A of the Wheaton Zoning Ordinance. The applicant initially pursued this option, but since one of her adjacent neighbors was unwilling to sign off on the request, she was left with three options: make the new deck code compliant, seek a non-administrative variation, or forgo the project. After considering her options, the applicant decided to pursue a non-administrative variation.

Variation Evidence Standards

According to Article 5.7 of the Wheaton Zoning Ordinance, the applicant must provide sufficient evidence at the public hearing that the following variation evidence standards will be met:

1. The particular physical surroundings shape or topographical condition of the property involved prevents compliance with the strict application of the regulations of the zoning ordinance rather than causing a mere inconvenience if there is compliance with the strict application of the regulations of the zoning ordinance.
2. The purpose of the variation is not based primarily upon a desire to enhance the monetary value of the property.
3. The alleged practical difficulty or particular hardship has not been created by any person presently having any interest, whether financial, beneficial, legal, or other, in the property or by the applicant.
4. The granting of the variation will not be detrimental to the public welfare, injurious, in any way whether economic, aesthetic or otherwise, to other property or improvements in the neighborhood or inconsistent with the general character of the area or neighborhood.
5. The proposed variation will not:
 - a. impair an adequate supply of light and air to adjacent property;

- b. substantially increase the hazard from fire or other dangers to the property or adjacent property;
 - c. otherwise impair the public health, safety or general welfare;
 - d. diminish or impair property values within the neighborhood;
 - e. unduly increase traffic congestion in the public streets and highways;
 - f. create a nuisance;
 - g. result in an increase in public expenditure.
6. A denial of the requested variation would potentially allow for the creation of a more adverse or unintended use, improvement, or consequence because the regulations of the Zoning Ordinance would allow alternative construction which would potentially have a more negative impact on the character of the neighborhood than the construction of the improvement pursuant to the requested variation.
 7. The variation is the minimum variation that will make possible the reasonable use of the land, building or structure.
 8. In the case of an existing Planned Unit Development, the granting of the variation will not significantly compromise the character and concept of the planned unit development.
 9. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
 10. That denial of the variation would unreasonably deprive the property owner of the use and enjoyment of the property.

STAFF RECOMMENDATION

Given that the lot is pie-shaped and that only a small percentage of the deck is encroaching into the required setback, staff is supportive of the rear yard setback variation. Provided that the applicant sufficiently addresses the variation evidence standards at the public hearing, staff would recommend approval of the rear yard setback variation as proposed.

Respectfully submitted,



Tracy L. Jones, AICP
Staff Planner

Attachments

Narrative Statement

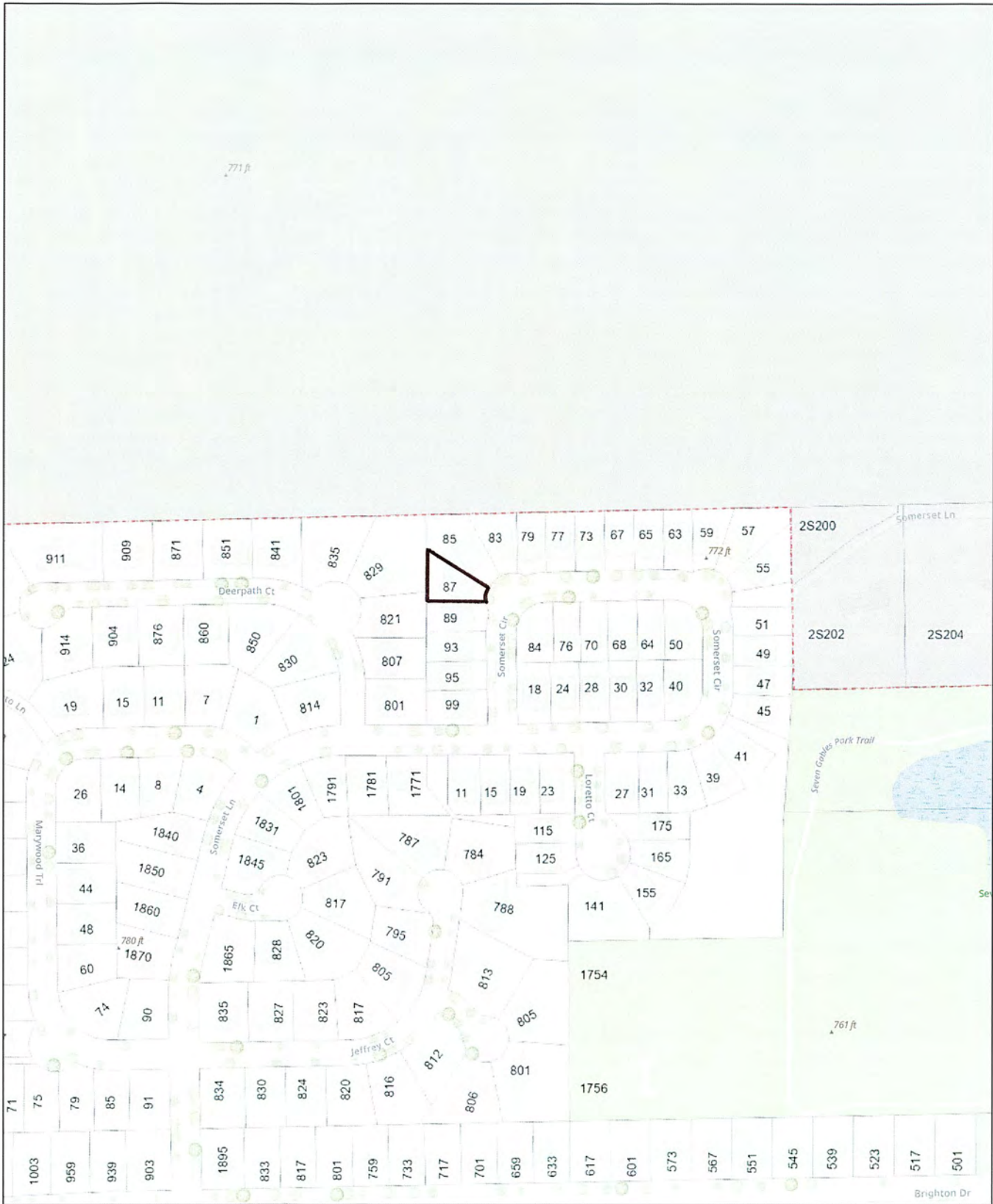
This document is presented to respond to Section C "Variation Standards" as to Variation Evidence questions 1 to 10.

The following are the listed responses to each question.

1. The lot is not in a uniform shape; therefore, a setback of 2.50 feet (22.50 feet from the rear property line) is needed.
2. The purpose the proposed variation, is not upon a desire to enhance the monetary value of the property but is to extend needed deck space.
3. The hardship has not been created by any person presently having any interest, whether financial, beneficial, legal or other, in the property or by applicant.
4. The proposed variation will not be detrimental to the public welfare, injurious, in any way whether economic, aesthetic or otherwise, to other property or improvements in the neighborhood or inconsistent with the general character of the area or neighborhood.
5.
 - a. The proposed variation will not impair an adequate supply of light and air to adjacent properties.
 - b. The proposed variation will not increase the hazard from fire or other dangers to the property or adjacent properties.
 - c. The proposed variation will not impair the public health, safety or general welfare.
 - d. The proposed variation will not diminish or impair property values within the neighborhood.
 - e. The proposed variation will not increase traffic congestion in the public streets and highways.
 - f. The proposed variation will not create a nuisance.
 - g. The proposed variation will not result in an increase in public expenditure.
6. Denial of the proposed variation would not allow for the creation of a more adverse or unintentional use, improvement, or consequence.

7. The proposed setback is the minimum variation that will make it possible for the reasonable use of the land, building or structure and building the new deck.
8. The proposed variation will not compromise the character and concept of the planned unit development.
9. Denial of the proposed variation would restrict reasonable use of one's private property.
10. Denial of the proposed variation would unreasonably deprive us of the use and enjoyment of the property.

Wheaton Website Map



12/19/2025, 9:43:28 AM

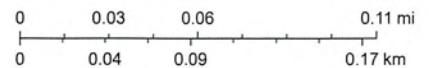
Parcels

 City Limits

City Limits Mask

World_Hillshade

1:3,230



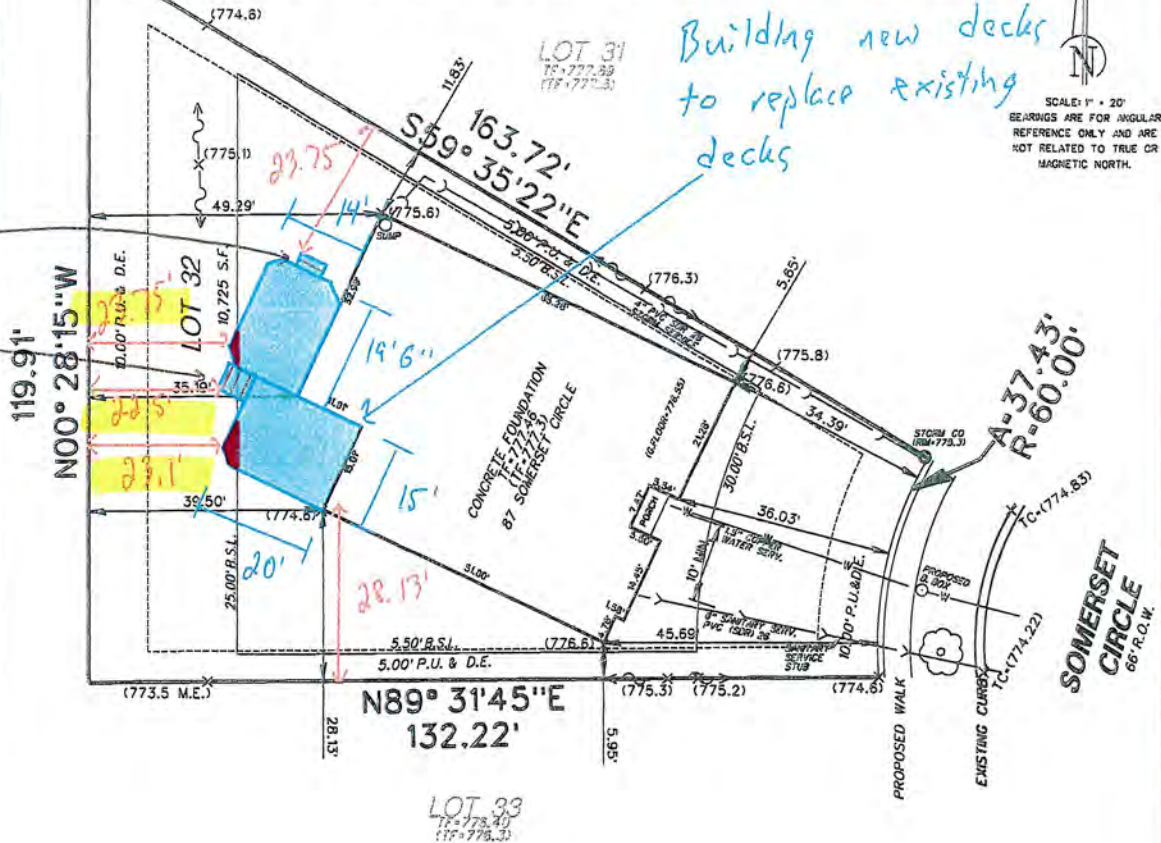
Esri Community Maps Contributors, City of Wheaton, County of DuPage, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Vantor, Airbus DS, USGS, NGA,

CLIENT:
PULTE HOMES COMPANY, LLC
1900 E. GOLF ROAD
SUITE 300
SCHAUMBURG, IL 60173

PLAT OF SURVEY

"SPOT FOUNDATION SURVEY"

OF
LOT 32 IN LORETTO CLUB, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED AUGUST 3, 2017 AS DOCUMENT NUMBER R2017-079153, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- IRON PIPE SET
- EXISTING CONTOUR
- EX XX.X EXISTING GRADE ELEVATION
- (XX.X) PROPOSED GRADE ELEVATION
- (TF+ XX.X) PROPOSED TOP OF FOUNDATION
- DRAINAGE DIRECTION
- ➔ OVERLAND FLOW ROUTE
- P.U.&D.E. = UTILITY & DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- DECIDUOUS TREE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PREPARED AT AND UNDER MY DIRECTION. GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JUNE A.D., 2021 AT ROSEMONT, ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DAVID M. SPORINA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2022
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023



INLET PROTECTION NOTES:

1. A "CATCH-ALL" INLET BASKET SHALL BE INSTALLED BENEATH THE GRATE ON EACH MANHOLE.
2. EACH MANHOLE SHALL BE ENCLOSED WITHIN A SILT- FENCE FILTER BOX WHICH IS NOT LESS THAN 3.0' BY 3.0' IN SIZE.

NO GRADES HAVE CHANGED FROM THE APPROVED ENGINEERING PLANS PREPARED BY GEMCON LTD.

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF CONCRETE FOUNDATION.
3. AT THE CLIENT'S REQUEST THE PROPERTY CORNERS HAVE NOT BEEN STAKED AT THIS TIME.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN IN THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ELEVATIONS BASED ON CROSS CUT IN TOP OF CURB ADJACENT TO COURT INTERSECTION SOUTH SIDE OF SOMERSET LANE AT DEER PATH ELEVATION=758.11 (NAVD 88)

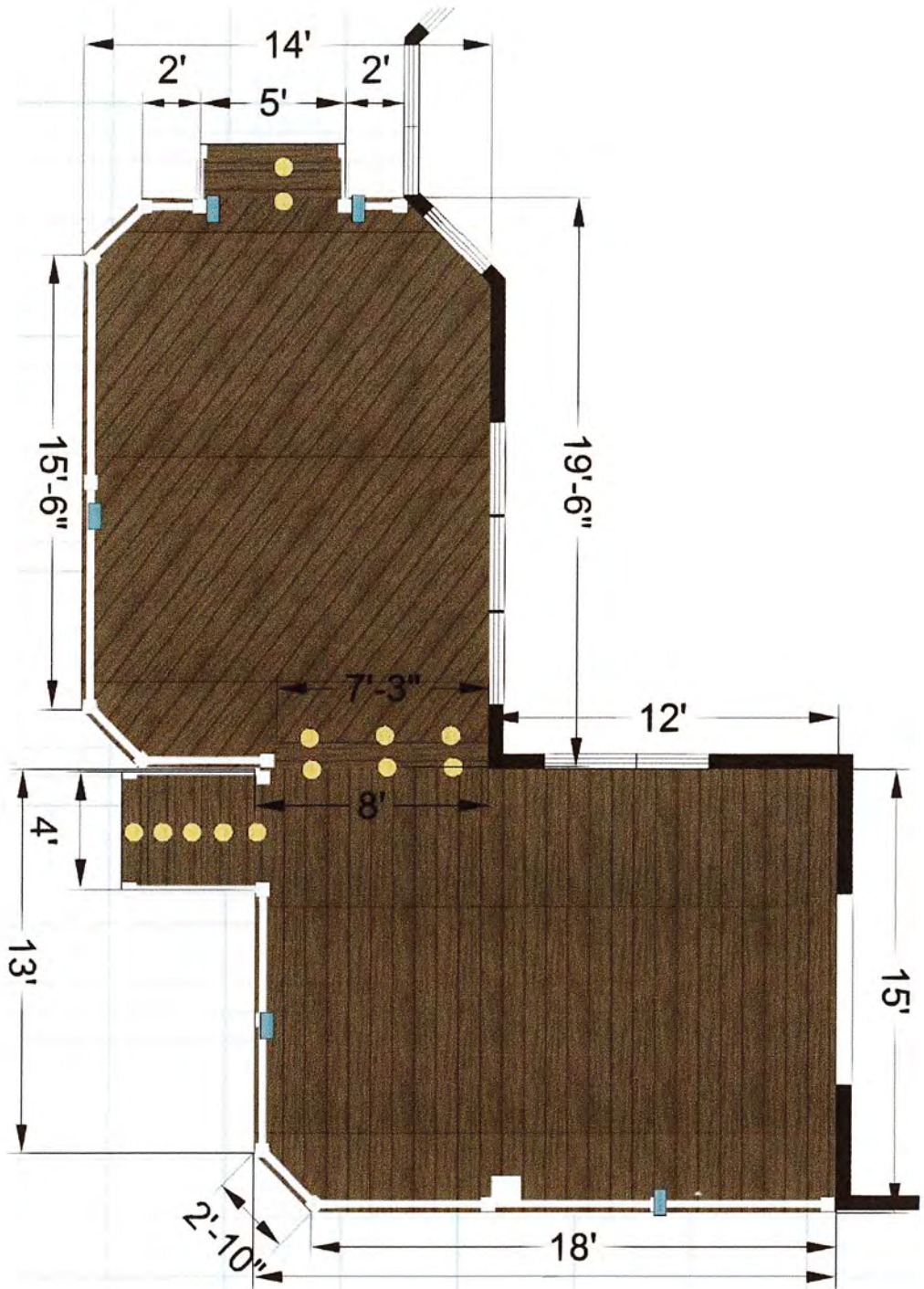


9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wlutz@thomsoniltd.com

Thomson Surveying Ltd.

PROJECT NO. 5349H325 DATE: 12-29-20
© THOMSON SURVEYING, LTD., 2021

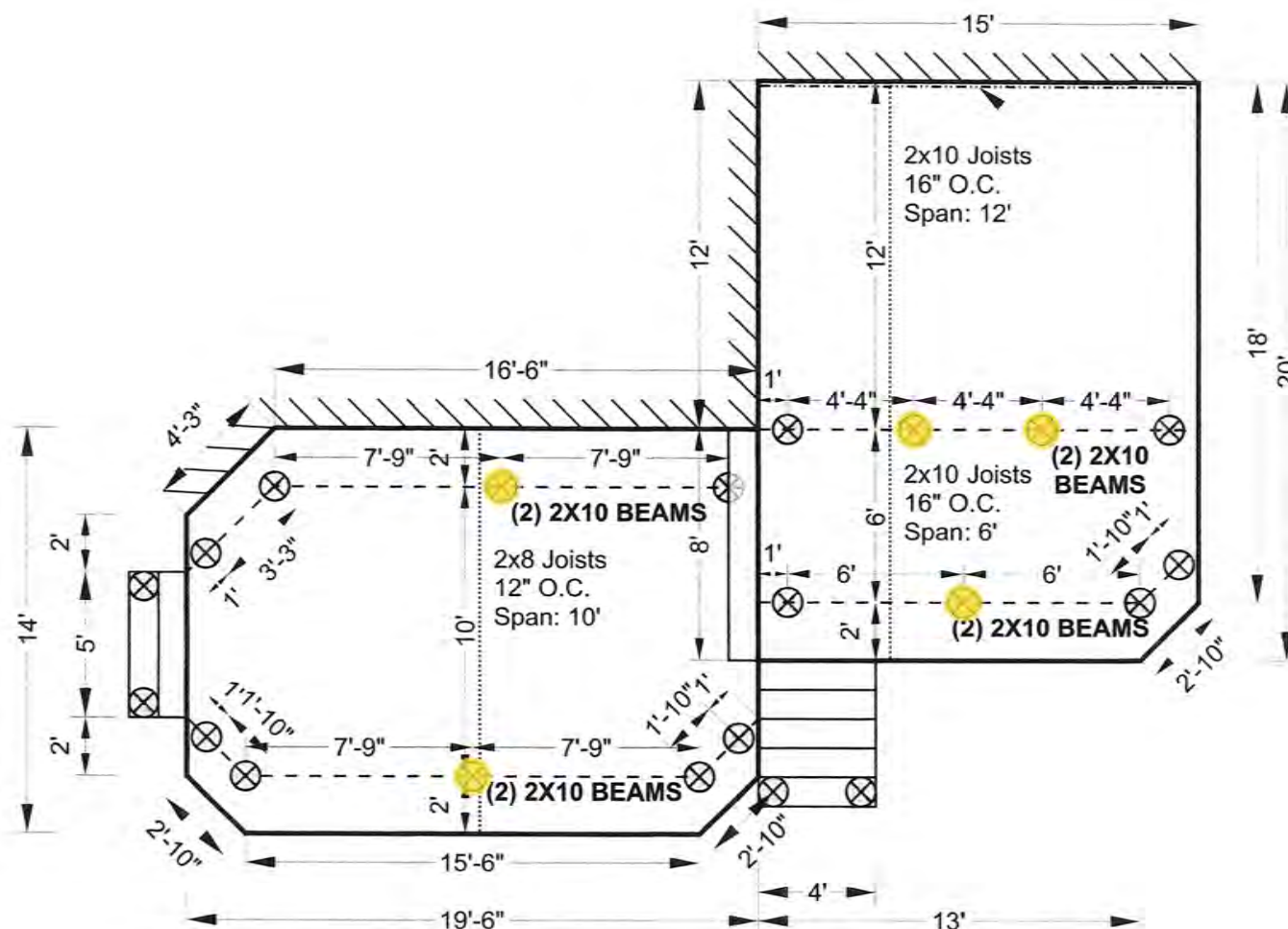
SPOT FOUNDATION 06-16-21



Low Voltage Lighting Key

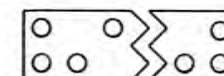
- Riser Light
- Cap Light
- ▬ Wedge Light

ADDRESS: 87 Somerset Cir	
SCALE: 1/4" = 1'	HEIGHT: 3' 7" & 2' 3"



2x10 LEDGER BOARD FASTENED TO FLOOR JOISTS W/:

- 5" STAGGERED LEDGER LOKS
- (4) DTT1Z KIT
- FLASHING



Notes:

Upper deck is attached to home.
Lower deck is freestanding.

Stiff blocking installed mid-joist spans for upper deck & above beams for lower deck

All beams are (2) 2x10's

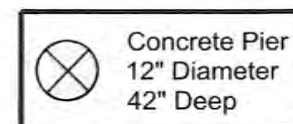
All beam cantilevers are 1' & joist cantilevers are 2'

Highlighted piers to be 14" wide

Step made of 2x8s installed between the 2 decks

STAIRS:

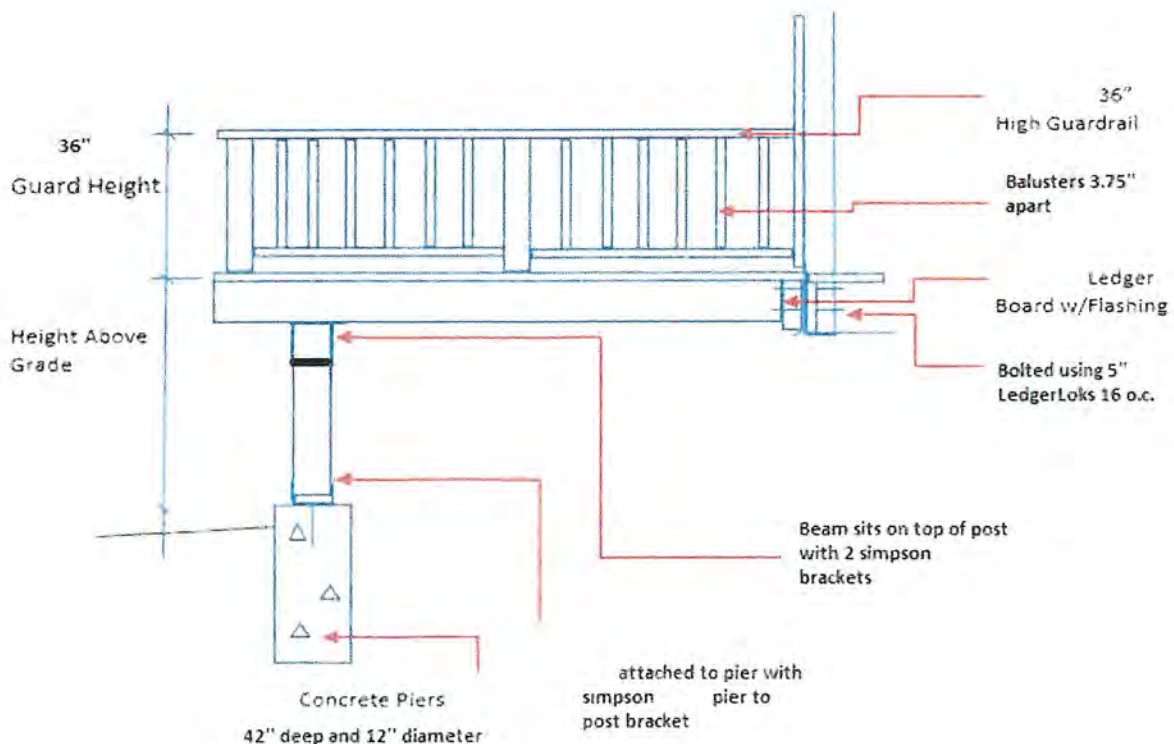
- 2x12 STRINGERS, 12" O.C.
- MAX RISE: 7 3/4", RUN: 11"
- LANDING ON: Concrete Piers
- CONTINUOUS, GRASPABLE ADA HANDRAIL INSTALLED 34"-38" ABOVE NOSE OF STEP



Upper Deck

Deck Build Additional Notes

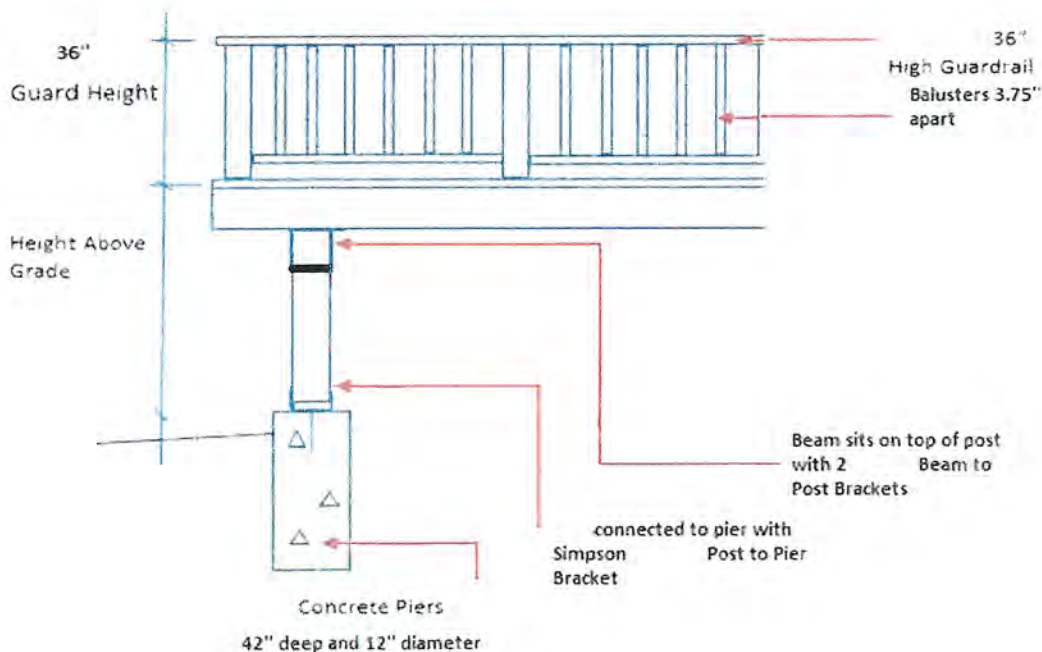
- Deck height above grade – 3' 7"
- All framing wood will be pressure treated #2 southern pine
- Deck ledger board is a 2x10 fastened with ledger loks into floor joists- 16" OC staggered
- Deck Joist 2x10 - 16" O.C.
- Joist fastened to beam with Hurricane Ties
- All hardware and nails will be galvanized
- Simpson DTT12 tension Tie Kit installed for lateral load connector
- All footing 42" deep by 12" wide. Poured concrete.
- Deck posts are 4x4's under the Double - 2x10 beam
 - Post fastened to footing with Simpson ABA44Z
 - Post fastened to beam with 2 Simpson LPC4Z
- All decking will be Trex composite decking- 1" Thick
- All railing will be Trex prefabricated composite railing. Rail height 36" and baluster spacing is 3.75"
- Railing 4x4's fastened with 2 Thru-Bolts or 2 ledger loks
- Max Beam Cantilever 1' / Max Joist cantilever 2'
- Stairs – Stringers 2x12's 12" O.C.
 - Max rise 7.75", run 11"
 - Landing on 2 Piers
 - Continuous, graspable ADA handrail installed 34"-38" above nose of step
 - Fastened to deck frame with Simpson Strong-Tie LSCZ-R Adjustable Stringer Brackets or equivalent
- Zoning - Does not encroach on easements, see plat.

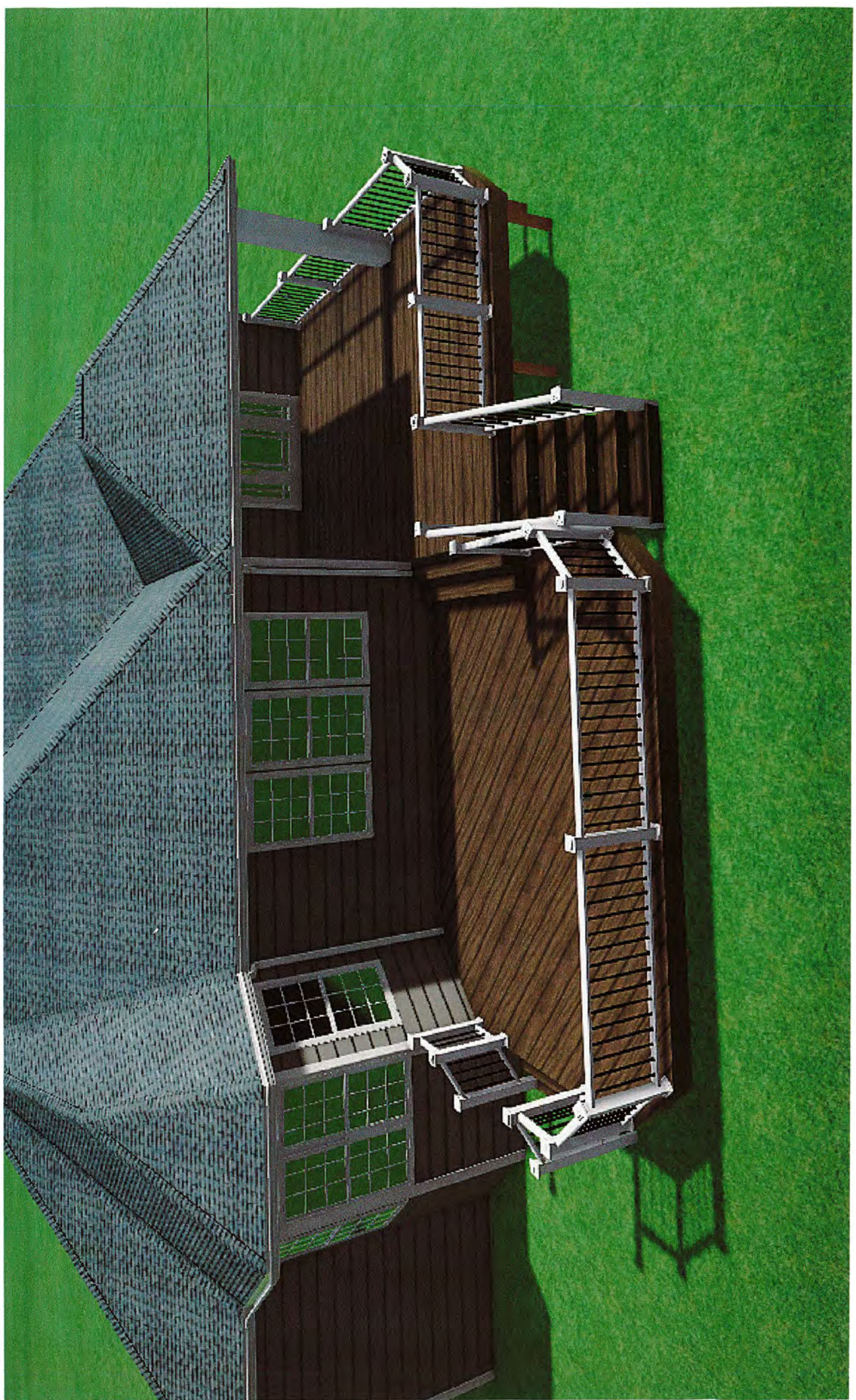


Lower Deck

Deck Build Additional Notes

- Deck is free standing
- Deck height above grade- 2' 3"
- All framing wood will be pressure treated #2 southern pine
- Deck Joist 2x8 - 12" O.C.
- Joist fastened to beam with Hurricane Ties
- 4x4's used as sway bracing for lateral load support
- All hardware and nails will be galvanized
- All footings 42" deep holes by 12". Poured concrete.
- Deck posts are 4x4's under the Double - 2x10 beam
 - Post fastened to footing with Simpson ABA44Z
 - Post fastened to beam with 2 Simpson LPC4Z
- All decking will be Trex composite decking- 1" Thick
- All railing will be Trex prefabricated composite railing. Rail height 36" and baluster spacing is 3.75"
- Railing 4x4's fastened with 2 Thru-Bolts or 2 ledger loks
- Stiff blocking installed above the beam
- Max Beam Cantilever 1' / Max Joist cantilever 2'
- Stairs- Stringers 2x12's 12" O.C.
 - Max Rise 7.75" / Run 11"
 - Landing on 2 Piers
 - Continuous, graspable ADA handrail installed 34"-38" above nose of step
 - Fastened to deck frame with Simpson Strong-Tie LSCZ-R Adjustable Stringer Brackets or equivalent
- Zoning - Does not encroach on easements, see plat.









Trex Transcend® RAILING

Traditional style made simple WITH RAIL KITS

A Transcend kit includes composite top and bottom rails and your choice of square composite or round aluminum balusters. That means:



*Fewer steps in your selection
and ordering processes*



*Railing componentry
all in one box**



*Pre-designed in our
most popular looks*

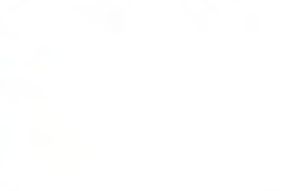
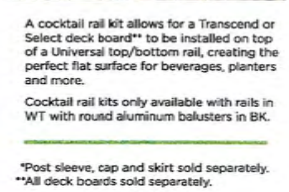
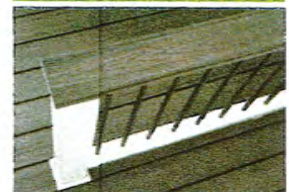
KIT 1:
RAIL & SQUARE
COMPOSITE BALUSTER



KIT 2:
RAIL & ROUND
ALUMINUM BALUSTER



KIT 3:
COCKTAIL RAIL & ROUND
ALUMINUM BALUSTER



A cocktail rail kit allows for a Transcend or Select deck board** to be installed on top of a Universal top/bottom rail, creating the perfect flat surface for beverages, planters and more.

Cocktail rail kits only available with rails in WT with round aluminum balusters in BK.

*Post sleeve, cap and skirt sold separately.
**All deck boards sold separately.

LANDMARK COLLECTION®

Crosscut Hardwoods

For a look that resembles popular hardwoods like White oak and walnut, choose the Landmark Collection. Featuring a crosscut cathedral grain with a matte finish and cascading color blending, this collection is perfect for clients looking for a character-rich style.



FRENCH
WHITE OAK*



CASTLE GATE™



AMERICAN
WALNUT*



BOARDWALK*

HARVEST COLLECTION®

Refined Cathedral Grain

Introduce your clients to the inviting versatility of the Harvest Collection, featuring an attractive cathedral grain and soft, solid colors that suit a range of styles.



BROWNSTONE



SLATE GRAY



KONA*

WUI-COMPLIANT

FOR HOMES IN FIRE ZONES

With WUI compliance, the Harvest Collection is a better choice for homes in fire zones.

PROFILE OPTIONS

STANDARD

5.5"



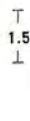
5.5"

WIDE

7.25"

MAX

5.5"



FASCIA

11.75"



PRODUCT DESCRIPTION

TimberTech Model Number

12'

16'

20'

LANDMARK COLLECTION

1 x 6 Square-Shouldered Castle Gate™	—	ADB15516CG	ADB15520CG
1 x 6 Grooved Castle Gate™	AGB15512CG	AGB15516CG	AGB15520CG
1 x 6 Square-Shouldered American Walnut™	—	ADB15516AW	ADB15520AW
1 x 6 Grooved American Walnut™	AGB15512AW	AGB15516AW	AGB15520AW
1 x 6 Square-Shouldered French White Oak*	—	ADB15516FW	ADB15520FW
1 x 6 Grooved French White Oak*	AGB15512FW	AGB15516FW	AGB15520FW
1 x 6 Square-Shouldered Boardwalk*	—	ADB15516BD	ADB15520BD
1 x 6 Grooved Boardwalk*	AGB15512BD	AGB15516BD	AGB15520BD

LANDMARK FASCIA

12" Fascia Castle Gate™	ADR5117512CG	—	—
12" Fascia American Walnut™	ADR5117512AW	—	—
12" Fascia French White Oak*	ADR5117512FW	—	—
12" Fascia Boardwalk*	ADR5117512BD	—	—

CLASS A FLAME SPREAD INDEX & WUI-COMPLIANT

FOR HOMES IN FIRE ZONES

With a Class A Flame Spread Index rating and WUI compliance, the Vintage Collection is our best choice for homes in fire zones.

PROFILE OPTIONS

STANDARD

5.5"



5.5"

FASCIA

11.75"



PRODUCT DESCRIPTION

TimberTech Model Number

12'

16'

20'

HARVEST COLLECTION

1 x 6 Square-Shouldered Brownstone	ADCB15512BS	ADCB15516BS	ADCB15520BS
1 x 6 Grooved Brownstone	AGB15512BS	AGB15516BS	AGB15520BS
1 x 8 Square-Shouldered Brownstone	—	ADCB172516BS	ADCB172520BS
1 x 6 Square-Shouldered Slate Gray	ADCB15512SG	ADCB15516SG	ADCB15520SG
1 x 6 Grooved Slate Gray	AGB15512SG	AGB15516SG	AGB15520SG
1 x 8 Square-Shouldered Slate Gray	—	ADCB172516SG	ADCB172520SG
2 x 6 Square-Shouldered Slate Gray MAX	ADCB25512SG	ADCB25516SG	ADCB25520SG
1 x 6 Square-Shouldered Kona*	—	ADB15516KOAAT	ADB15520KOAAT

HARVEST FASCIA

12" Fascia Brownstone	ADCR5117512BS	—	—
12" Fascia Slate Gray	ADCR5117512SG	—	—
12" Fascia Kona*	ADCR5117512KOAAT	—	—

MULTIWIDTH DECKING

FOR DESIGN FLEXIBILITY

Slate Gray and Brownstone are available in both standard (5.5") and wide (7.25") widths for curated design options. Kona only available in standard width.

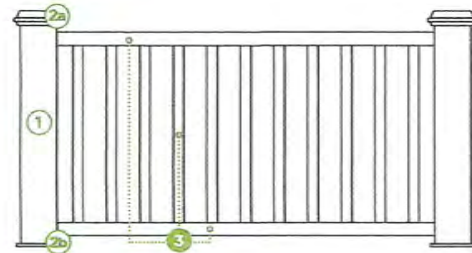
MAX DECKING

FOR WIDER JOIST SPANS

MAX boards are 1.5" thick and can span up to 24" on center, making them ideal for docks, boardwalks, and many decking applications. Available in Slate Gray.

Look A: Rail Kit

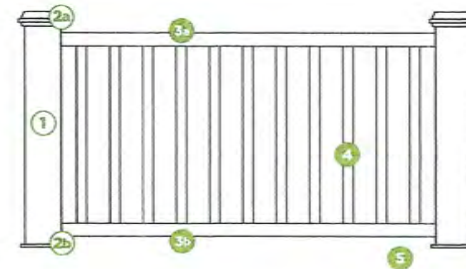
Available in our most popular composite hues,
a Transcend kit simplifies decision making.



- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3 RAIL KIT: TOP RAIL, BOTTOM RAIL, INFILL

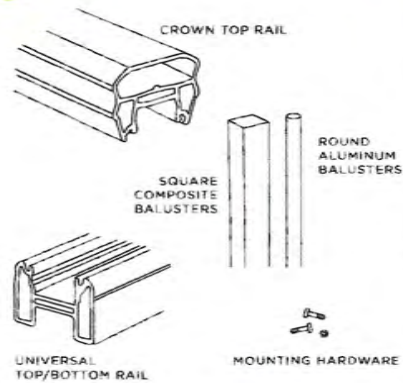
Look B: Custom Build

To choose from our full suite of colors and
additional baluster options, go custom.



- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3a TOP RAIL
- 3b BOTTOM RAIL
- 4 INFILL
- 5 ACCESSORY INFILL KIT

3 RAIL & BALUSTER KIT

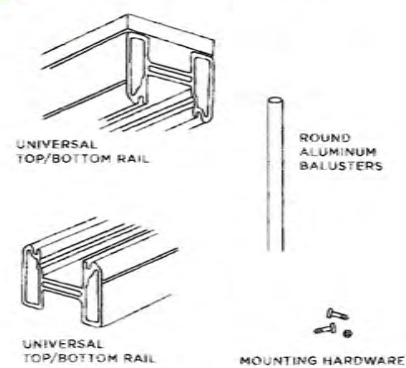


RAIL & BALUSTER
KIT COLORS:



Composite Aluminum

3 COCKTAIL RAIL & BALUSTER KIT

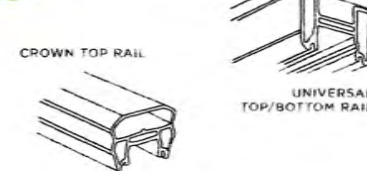


COCKTAIL RAIL &
BALUSTER KIT COLORS:



Composite Aluminum

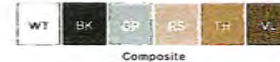
3a



3b

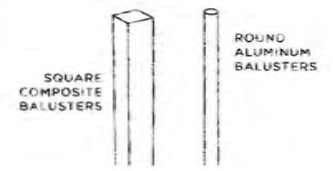


CUSTOM COLORS:

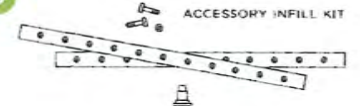


Composite

4



5



Aluminum

LORETTO CLUB HOMEOWNERS' ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW FORM

Date of Application: 10/11/2025

Unit Owner: Tamara Nowakowski

Address: 87 Somerset Circle

Daytime Phone: (630) 251-5512 Evening Phone: _____

Nature of Improvement:
Building new composite decks to replace existing decks, stairs, and
railings.

Location: 87 Somerset Cir / Rear Yard

Dimension (if applicable): 15' x 20' and 19' 6" x 14'

Construction Material (if applicable): Timbertech Landmark Collection (American Walnut)
& Trex Transcend composite railing (black panels)

Installer/Contractor: Platinum Decking

A REPRESENTATIVE DRAWING ON THE PLAT OF SURVEY OF ALL
PROPOSED IMPROVEMENTS MUST BE ATTACHED TO SHOW
LOCATION AND DIMENSIONS.

As of the approval date of this alteration, I accept full responsibility for all the upkeep of the altered area and agree to maintain it in a safe condition.

Signed: _____ Date: _____

Received By: _____ Date: _____

Approved By: Clai Callahan (President) Date: 10-19-2025

~~Reason for Disapproval:~~ _____

Please note: Homeowner is responsible for any City
permits and permit variances, and for sending copies
of those to Foster Premier. Thank you.

Date: 10/11/2025

Tamara Nowakowski
Signature of owner

87 Somerset Circle
Address

Please Email application to: kperconti@fosterpremier.com Loretto Club. Assoc., c/o
FOSTER/PREMIER INC., 456B N. Weber Rd., Romeoville, IL 60446 or fax application to
815-886-9480.

LORETTO CLUB HOMEOWNERS ASSOCIATION LLC

EXTERIOR IMPROVEMENT OR CHANGE – NEIGHBOR NOTICE

THIS AGREEMENT MUST BE SIGNED AND SUBMITTED WITH THE ALTERATION AND ADDITION APPLICATION WHEN REQUESTING APPROVAL FROM THE BOARD OF MANAGERS FOR ANY EXTERIOR IMPROVEMENT OR CHANGES THAT MAY AFFECT A NEIGHBORING HOME. USE THE BOTTOM OF THE FORM TO ADD ADDITIONAL NEIGHBORS.

The following alterations/additions is being done:

Building new composite decks to replace Existing decks.

NEIGHBOR

As the neighbor to this homeowner, I acknowledge the exterior improvement or change that the owner is making to the exterior of their home.

Signature



Print Name and Address

Joe Robinson 89 Somerset Circle
Wheaton IL 60189

Date:

10/14/25

NEIGHBOR

As the neighbor to this homeowner, I acknowledge the exterior improvement or change that the owner is making to the exterior of their home.

Signature



Print Name and Address

Thomas McHale

Date:

10/13/25

SUBMIT TO:

LORETTO HOMEOWNERS ASSOCIATION, LLC
C/O FOSTER PREMIER, INC.
456B N. Weber Road
Romeoville, IL 60446
kperconti@fosterpremier.com
PHONE: 815.886.9975
FAX: 815.886.9480

List of Adjoining Property Owners to 87 Somerset Circle for Administrative Zoning Variation

84 Somerset Circle - Phil and Sandy Watson (signed)

85 Somerset Circle - Tom and Lisa McHale (signed)

89 Somerset Circle - Joel and Jane Robinson (signed)

821 Deerpath Ct – Kevin and Jeanne Jones (signed)

829 Deerpath Ct - Linas and Dahlia Sadauskas (would not sign)

Administrative Zoning Variation

Neighboring Property Owner Statement Form

Date: 10/21/25

Neighboring

Property Owner: Phillip H. Watson
84 Somerset Circle
Wheaton, IL 60189

To: City of Wheaton
Planning and Economic Development
303 W. Wesley Street
Wheaton, IL 60187

Applicant's Name: Tamara Nowakowski

Address of Variation: 87 Somerset Circle

Description of Variation: The unusual shape and characteristics of our lot prevent using it in compliance with the current zoning ordinance. The impact creates an undue hardship and therefore requesting a variance to encroach the setback by 5 feet (20 feet from the rear property line) to build a new deck. The proposed variation will not alter the essential character of the area or neighborhood.

I have reviewed and signed the attached plans. Based on these plans I have no objection to the aforementioned variation request.

Respectfully Submitted,

Print: Phillip H. Watson (Neighboring Property Owner)

Signature: Phillip H. Watson (Neighboring Property Owner)

Administrative Zoning Variation

Neighboring Property Owner Statement Form

Date: 10/21/25

Neighboring
Property Owner:

Tom & Lisa McHale
85 Somerset Cir
Wheaton, IL
60189

To: City of Wheaton
Planning and Economic Development
303 W. Wesley Street
Wheaton, IL 60187

Applicant's Name: Tamara Nowakowski

Address of Variation: 87 Somerset Circle

Description of Variation: The unusual shape and characteristics of our lot prevent using it in compliance with
the current zoning ordinance. The impact creates an undue hardship and therefore requesting a variance to
encroach the setback by 5 feet (20 feet from the rear property line) to build a new deck. The proposed variation
will not alter the essential character of the area or neighborhood.

I have reviewed and signed the attached plans. Based on these plans I have no objection to the aforementioned variation request.

Respectfully Submitted,

Print: Tom McHale (Neighboring Property Owner)

Signature: [Signature] (Neighboring Property Owner)

Administrative Zoning Variation
Neighboring Property Owner Statement Form

Date: 10/20/25

Neighboring
Property Owner: Joel Robinson
89 Somerset Circle
Wheaton IL 60189

To: City of Wheaton
Planning and Economic Development
303 W. Wesley Street
Wheaton, IL 60187

Applicant's Name: Tamara Nowakowski

Address of Variation: 87 Somerset Circle

Description of Variation: The unusual shape and characteristics of our lot prevent using it in compliance with
the current zoning ordinance. The impact creates an undue hardship and therefore requesting a variance to
encroach the setback by 5 feet (20 feet from the rear property line) to build a new deck. The proposed variation
will not alter the essential character of the area or neighborhood.

I have reviewed and signed the attached plans. Based on these plans I have no objection to the aforementioned variation request.

Respectfully Submitted,

Print: Joel Robinson (Neighboring Property Owner)

Signature: [Signature] (Neighboring Property Owner)

Administrative Zoning Variation
Neighboring Property Owner Statement Form

Date: 10/22/2025

Neighboring
Property Owner: Kevin Jones
821 Deerpath Ct.
Wheaton, IL 60187

To: City of Wheaton
Planning and Economic Development
303 W. Wesley Street
Wheaton, IL 60187

Applicant's Name: Tamara Nowakowski

Address of Variation: 87 Somerset Circle

Description of Variation: The unusual shape and characteristics of our lot prevent using it in compliance with the current zoning ordinance. The impact creates an undue hardship and therefore requesting a variance to encroach the setback by 2.5 feet (22.5 feet from the rear property line) to build a new deck. The proposed variation will not alter the essential character of the area or neighborhood.

I have reviewed and signed the attached plans. Based on these plans I have no objection to the aforementioned variation request.

Respectfully Submitted,

Print: Kevin Jones (Neighboring Property Owner)

Signature: [Signature] (Neighboring Property Owner)