

MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: Tracy L. Jones, AICP, Staff Planner *TJ*

DATE: February 2, 2026

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

Request

Consideration of a rear yard setback variation to allow the construction and use of a new deck, all on property commonly known as 87 Somerset Circle.

Planning and Zoning Board Recommendation

On Tuesday, January 13, 2026, the Planning and Zoning Board held a public hearing on this application and recommended approval of the variation request, with a 6-1 vote, as presented.

The dissenting Board Member did not provide a reason for voting against the request.

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 slightly 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. 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. 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. Since the new deck will be constructed parallel to the house, it will be constructed at an angle to the rear property line. The applicant has already designed the deck with angled corners to minimize the variation request as much as possible. Only a very 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 remainder of the 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



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

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.

Staff Recommendation

Given that the lot is pie-shaped, the proposed deck will be constructed parallel to the house, and that only a very small percentage of the deck is encroaching into the required setback (please see the red shaded areas on the site plan for reference), staff would recommend approval of the request as presented.

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

PLAT OF SU

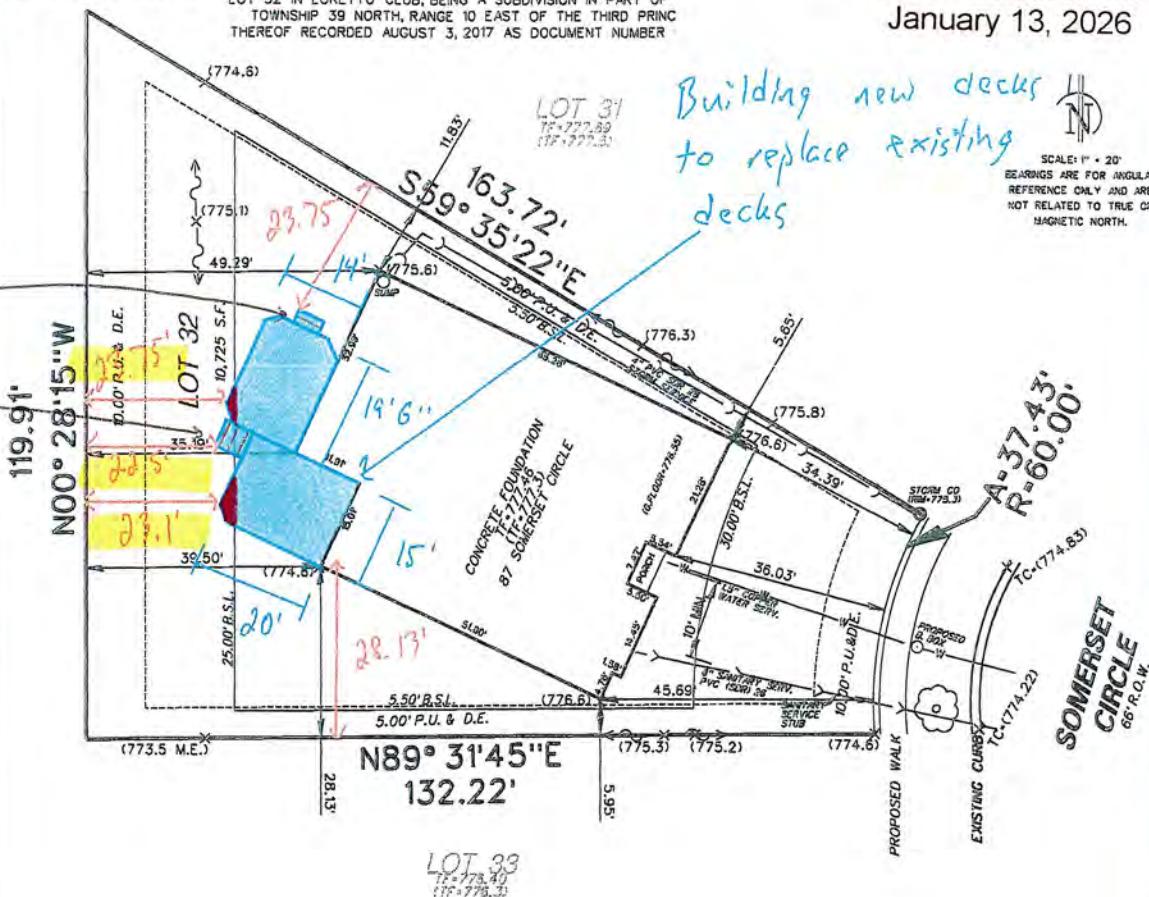
"SPOT FOUNDATION SUR

LOT 32 IN LORETTO CLUB, BEING A SUBDIVISION IN PART OF
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
THEREOF RECORDED AUGUST 3, 2017 AS DOCUMENT NUMBER

Site Plan for:
87 Somerset Circle
January 13, 2026

Building new decks
to replace existing
decks

SCALE: 1" = 20'
BEARINGS ARE FOR ANGULAR
REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR
MAGNETIC NORTH.



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 SPOT FOUR



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

Thomson Surveying Ltd.
PROJECT NO. 5349H32S DATE: 12-29-20
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**REPORT OF THE WHEATON PLANNING & ZONING BOARD
TO THE
MAYOR OF WHEATON AND CITY COUNCIL**

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

Pursuant to notice duly published on December 23, 2025, and letters mailed to neighboring property owners on December 21, 2025, Chair Aranas called to order the January 13, 2026 public hearing 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.

Comments from Linas Sadauskas at 829 Deerpath Court, stating his objection to the variation, were received and incorporated into the record.

Tamara Nowakoski, 87 Somerset Circle, Wheaton was sworn in. Ms. Nowakoski stated that she is the property owner and that her lot is an interior lot in the Loretto Club Subdivision. The subject 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, she desires to replace the existing pressure treated deck with a larger composite deck.

Ms. Nowakowski stated that she 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.

Staff Planner Jones stated that 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. She confirmed that the stairs were allowed to encroach into the setback.

Ms. Nowakowski stated that this request meets the threshold for an administrative variation per the requirements of Article 5.7A of the Wheaton Zoning Ordinance. She 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.

Dalia Garunas-Sadauskas, 829 Deerpath Court, Wheaton was sworn in. Ms. Garunas-Sadauskas stated that she objects to the variation. She further stated that she owns the property behind 87 Somerset Circle and that if the variation was approved it would impact her view, privacy, and property value. She added that a grill placed on the deck could also worsen her existing health issues. She stated that landscaping had been removed from the berm between the two houses, and she submitted pictures for reference.

Vince Pizzoferrato, 87 Somerset Circle, Wheaton was sworn in. Mr. Pizzoferrato stated that he is the property owner and that the existing screening that was removed from the berm was either dead or an invasive species. He added that they may add additional screening on the berm in the future, but they do not have a timeframe for these improvements.

Peter Karaholios, 921 Deerpath Court, Wheaton was sworn in. Mr. Karaholios stated that he objects to the variation. He further stated that he owns a pie-shaped lot and granting the variation would set a precedent for approving future zoning applications for other property owners in the Loretto Club subdivision.

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to close the public hearing. On a voice vote, all voted aye.

Mr. Dabovich moved and then Mr. Blume seconded the motion to waive their regular rules and vote tonight. On a voice vote, all voted aye.

Recommendation

Mr. Plunkett moved and then Mr. Dabovich seconded the motion to recommend approval of ZA # 26-01, 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.

Roll Call Vote

Ayes:	Nicole Aranas Ben Blume Chris Dabovich Bob Gudmundson Cecilia Horejs Mark Plunkett
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Nays:	Philip Spittler
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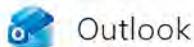
Absent:	None
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Motion Passed

Nicole Aranas, Chair
Wheaton Planning and Zoning Board

Findings of Fact

1. The Board finds that the proposed site plan conforms to all applicable City regulations except for the variation granted by the City Council; and
2. The Board finds that practical difficulties prevent compliance with the strict application of the regulation of the zoning ordinance, and a particular hardship would result from compliance with the strict application of the requirements of the zoning ordinance; and
3. The Board finds that the variation will not alter the essential character of the area or neighborhood.



Outlook

Fw: regarding Wheaton planning and zoning board recommendation on #26-01

From Andrea Rosedale <arosedale@wheaton.il.us>

Date Mon 1/26/2026 9:50 AM

To Tracy Jones <TJones@wheaton.il.us>; Jim Kozik <JKozik@wheaton.il.us>

FYI

Andrea Rosedale

Executive Assistant / City Clerk

City of Wheaton

www.wheaton.il.us

630.260.2012

From: Dalia Sadauskas <dmgs5@yahoo.com>

Sent: Sunday, January 25, 2026 8:15 PM

To: _City Council <_CityCouncil@wheaton.il.us>

Subject: regarding Wheaton planning and zoning board recommendation on #26-01

Some people who received this message don't often get email from dmgs5@yahoo.com. [Learn why this is important](#)

  **CAUTION:** Be alert for phishing attempts! This email originated from outside of our organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To City Council:

Regarding the public hearing on Tues Jan 13, 2026 to the Wheaton Planning and Zoning Board on zoning application #26-01 on property 87 Somerset Circle, we respectfully believe that the applicants have not demonstrated that the variation evidence standards have been met according to Article 5.7 of the Wheaton Zoning Ordinance.

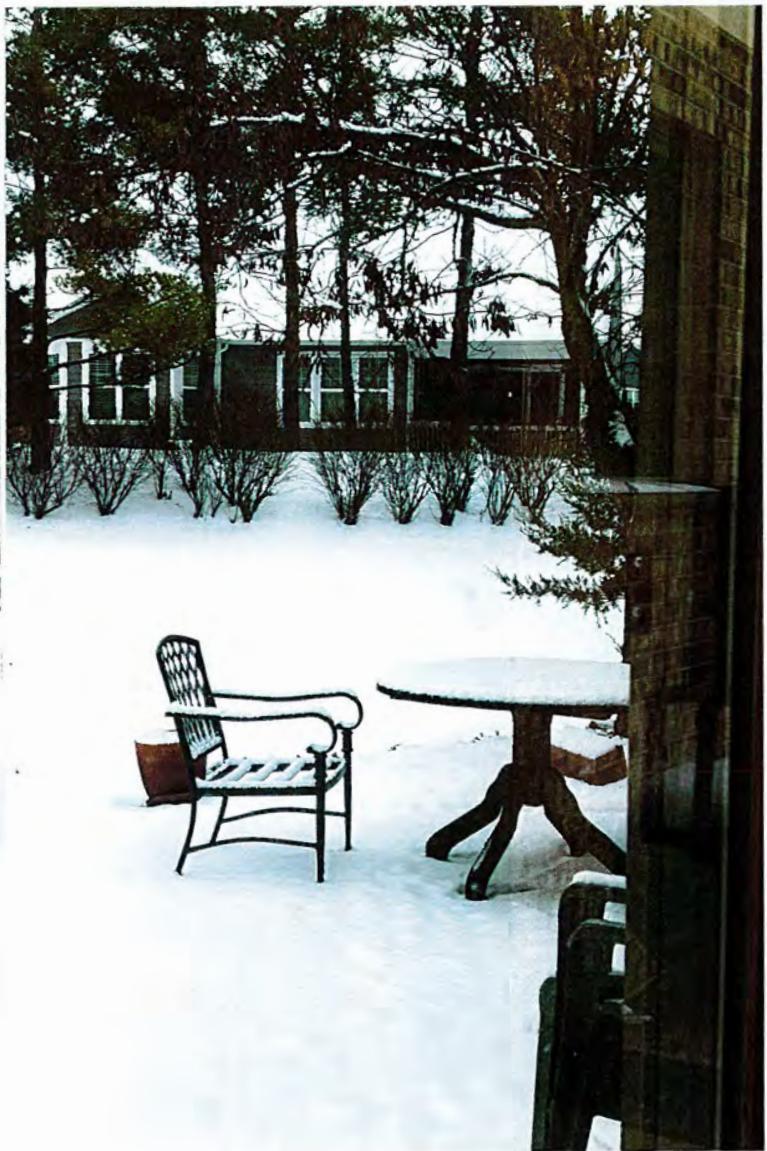
For example, we believe that the variance requested will be enhancing the monetary value of their property while diminishing ours. creating a nuisance, creating a hardship for neighbors like us to enjoy our property.

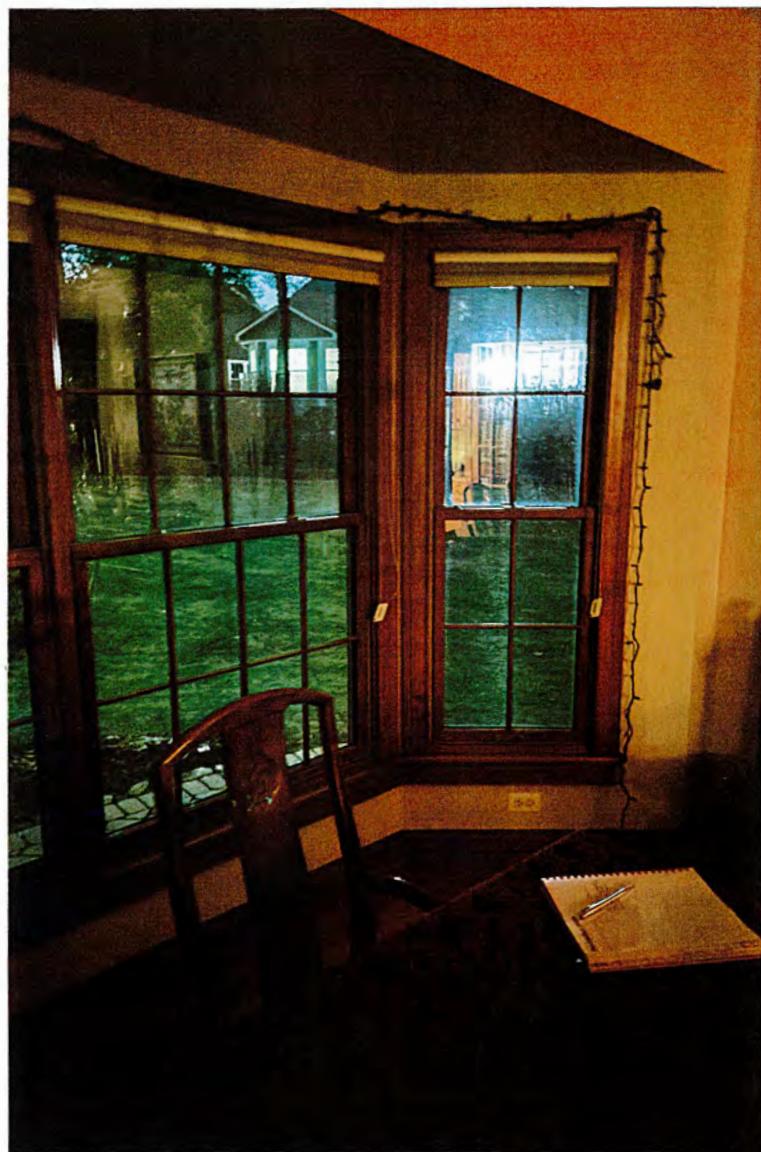
We respectfully request your objectively reviewing the Wheaton Planning and Zoning Board's recommendation.

Sincerely,

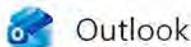
Linas and Dalia Sadauskas

Pictures provided by Dalia Sadauskas









Outlook

1/13 Wheaton Planning and Zoning Board Meeting Comment

From Michelle Mayer <mmayer@wheaton.il.us>

Date Tue 1/13/2026 5:08 PM

To Tracy Jones <Tracy.Jones@wheaton.il.us>

Hi Tracy,

Linas Sadauskas at 829 Deerpath Court called in opposition of the rear set back. Linas said the rear set back impacts his yard as the elevation is higher. The picture is not reflective of the elevation. There is a number of trees along the property line and many have been cut down. He feels it would have a big impact on him as the neighbor. He is asking to maintain the current regulations. His wife will be there tonight too.

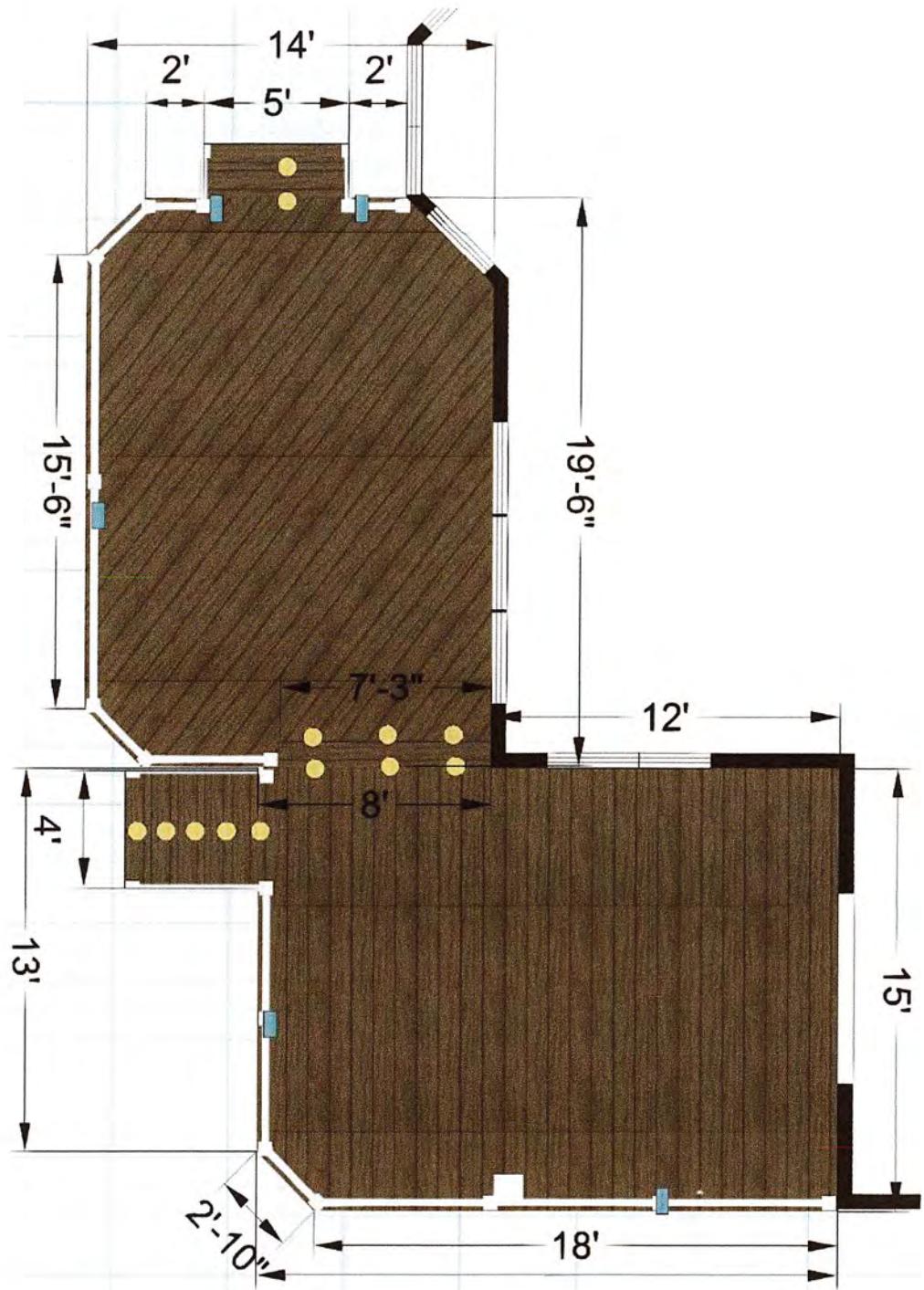
Michelle Mayer

Administrative Assistant

City of Wheaton

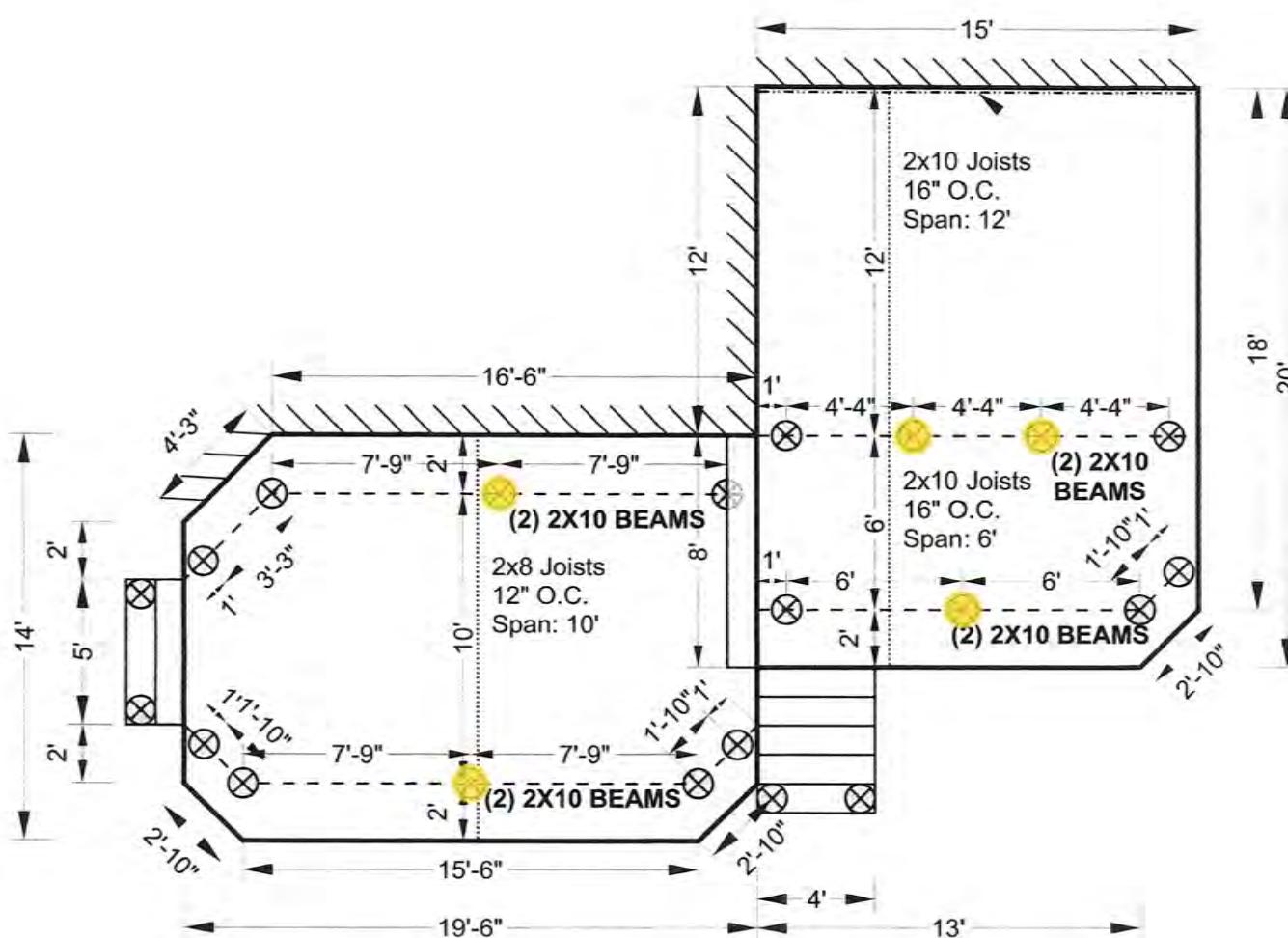
www.wheaton.il.us

630.260.2019



Low Voltage Lighting Key

- Riser Light
- Cap Light
- Wedge Light



ADDRESS:
87 Somerset Cir
SCALE: HEIGHT:
1/4" = 1' 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:

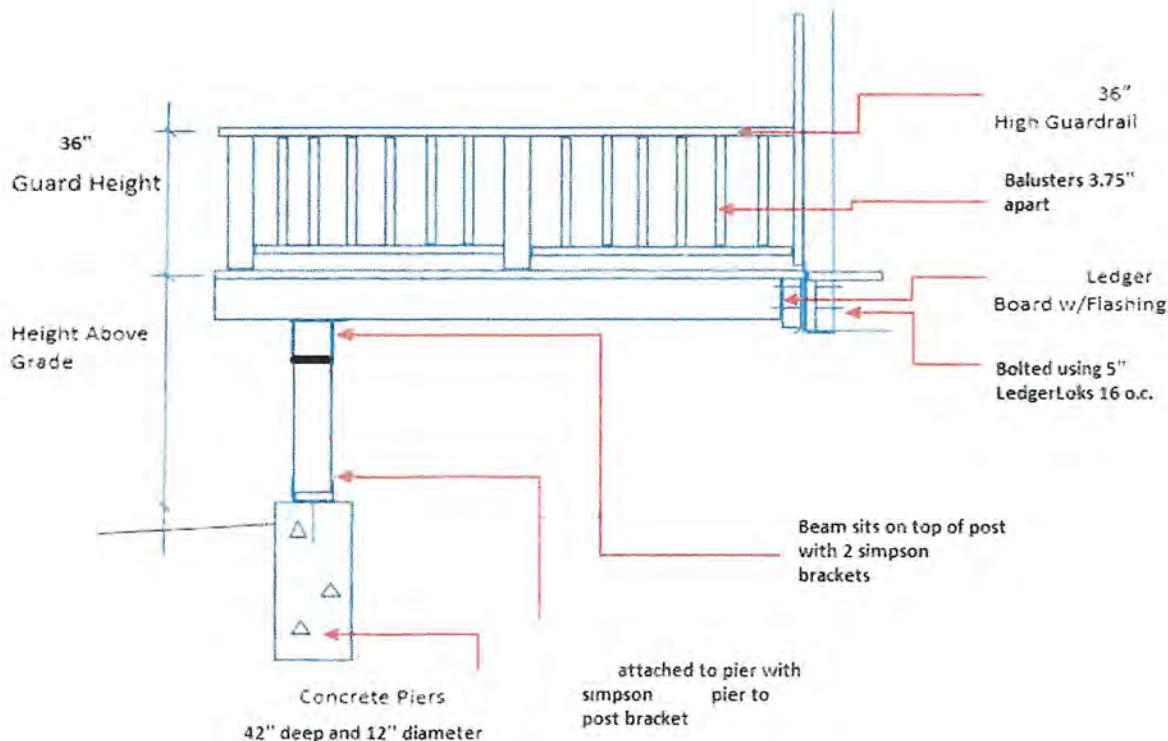
- 2x12 STRINGERS, 12" O.C.
- MAX RISE: 7 3/4", RUN: 11"
- LANDING ON: Concrete Piers
- CONTINUOUS, GRASPABLE ADA HANDRAIL
INSTALLED 34"-38" ABOVE NOSE OF STEP

 Concrete Pier
12" Diameter
42" Deep

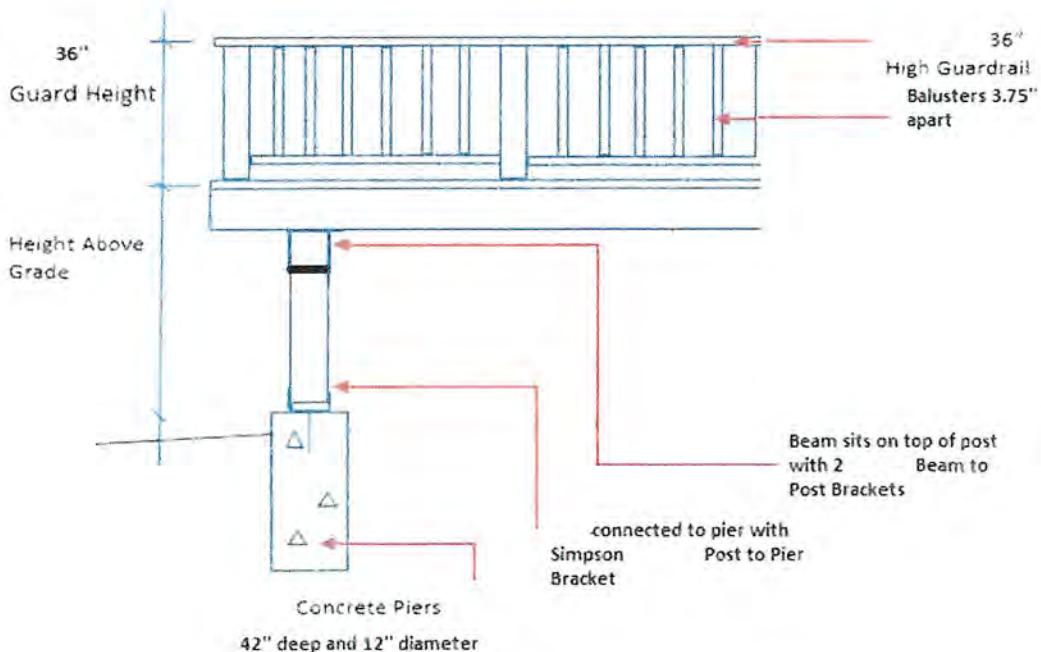
Upper Deck

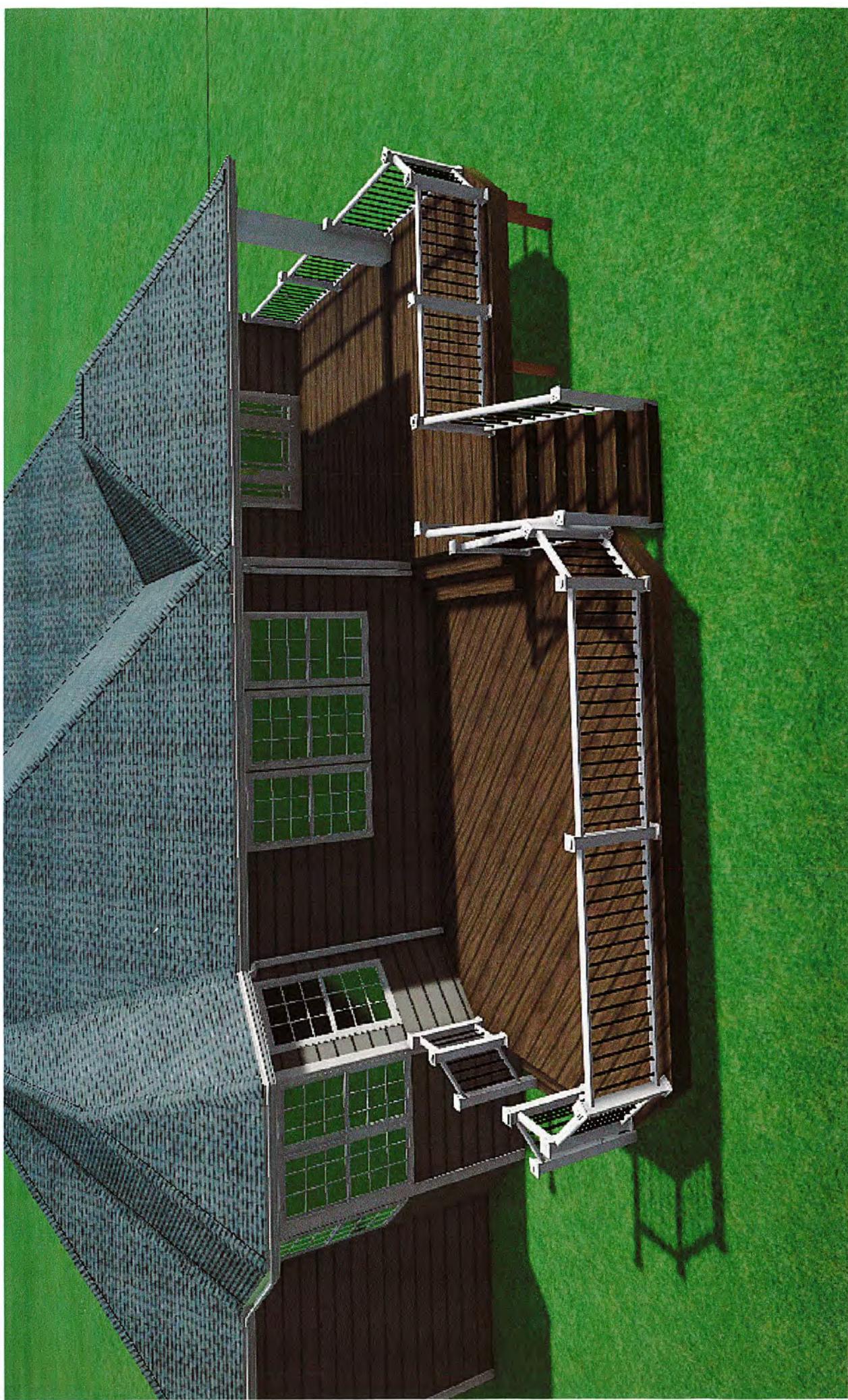
Deck Build Additional Notes

- 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 DTT1Z 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.



- 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 lok's
- 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



26

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*

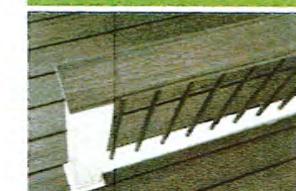
KIT 1:
RAIL & SQUARE
COMPOSITE BALUSTER



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.

27

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

WIDE

5.5"

1"

7.25"

5.5"

1"

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 FASCIA

5.5"	1"	11.75"	.50"
5.5"	1"		

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*	—	ADB15516KOAT	ADB15520KOAT

HARVEST FASCIA

12" Fascia Brownstone	ADCR5117512BS	—	—
12" Fascia Slate Gray	ADCR5117512SG	—	—
12" Fascia Kona*	ADR5117512KOAT	—	—

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.

STANDARD FASCIA

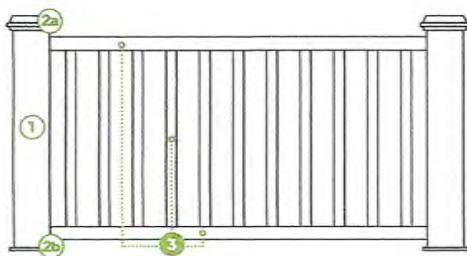
11.75"

.50"

1"	5.5"	1.5"
1"	5.5"	1.5"

Look A: Rail Kit

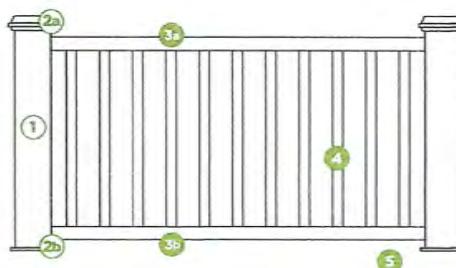
Available in our most popular composite hues, a Transcend kit simplifies decision making.



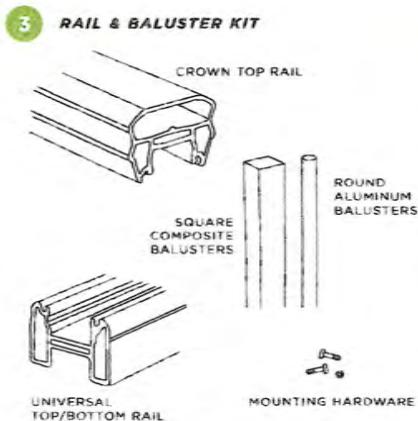
- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3 RAIL KIT: TOP RAIL, BOTTOM RAIL, INFILL

Look B: Custom Build

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

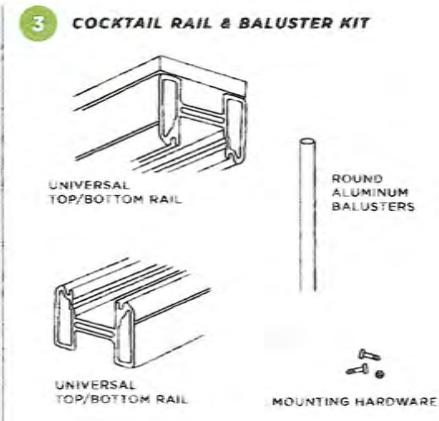


- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3a TOP RAIL
- 3b BOTTOM RAIL
- 4 INFILL
- 5 ACCESSORY INFILL KIT



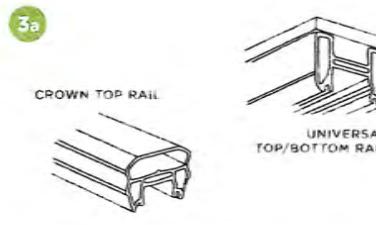
RAIL & BALUSTER KIT COLORS:

 Composite BK VL



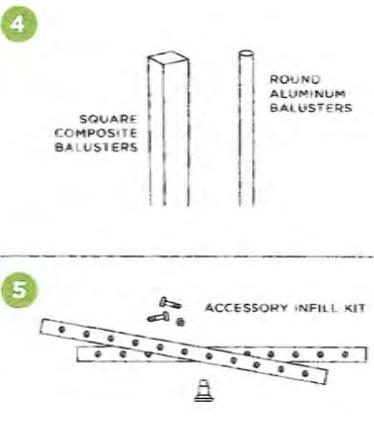
COCKTAIL RAIL & BALUSTER KIT COLORS:

 Composite BK



CUSTOM COLORS:

 Composite WT BK GR RD TN VL



Aluminum WT BZ BK

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:

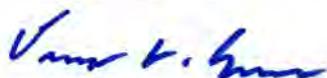
1. The particular physical surroundings shape or topographical condition of the property involved prevents compliance with the strict application of the regulations of the zoning ordinance rather than causing a mere inconvenience if there is compliance with the strict application of the regulations of 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

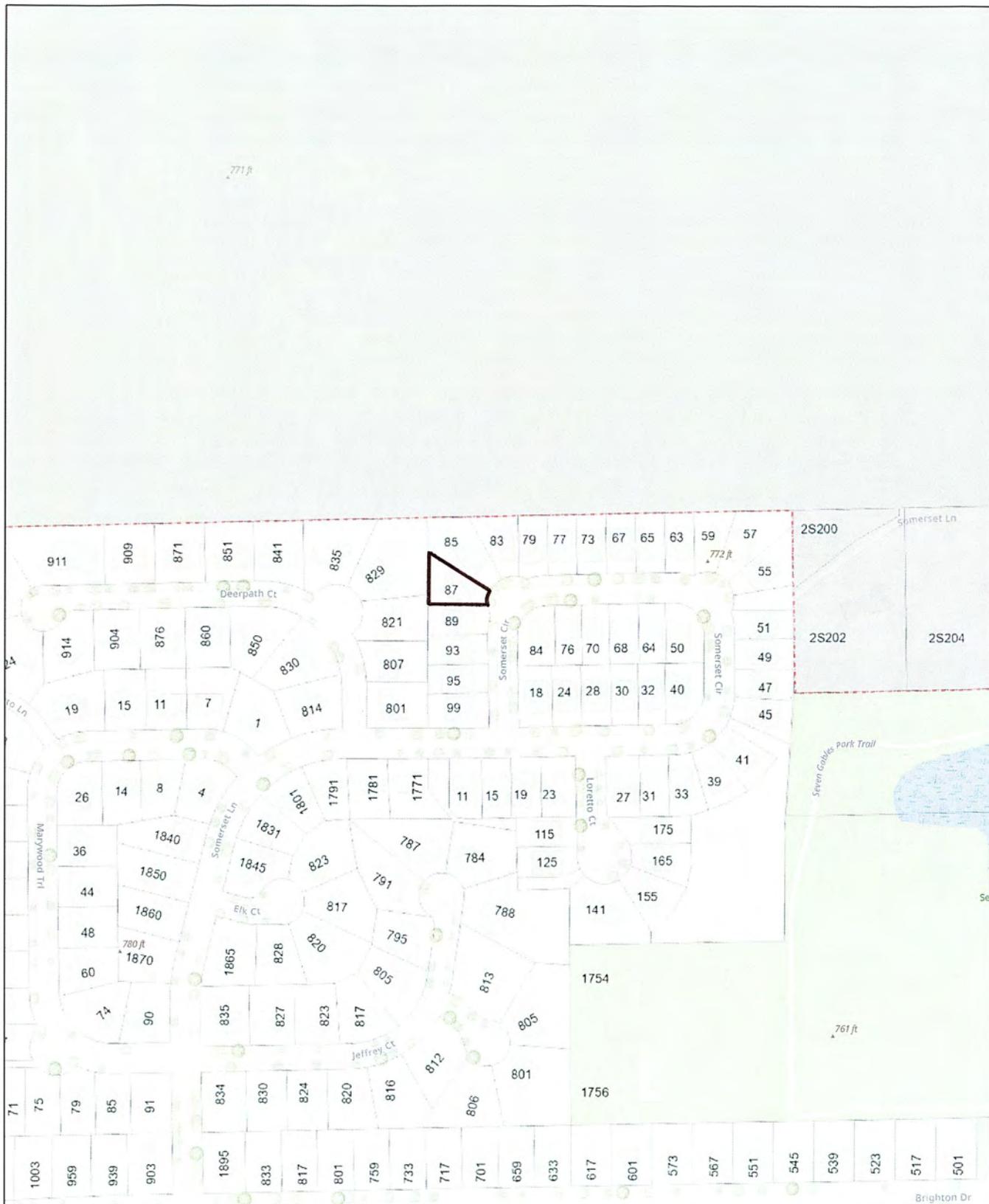
This document is presented to respond to Section C “Variation Standards” as to Variation Evidence questions 1 to 10.

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

A number line representing distance in kilometers. The line starts at 0 and ends at 0.17 km. It has tick marks at intervals of 0.03 km. The labels are: 0, 0.03, 0.06, 0.11 mi, 0, 0.04, 0.09, and 0.17 km. The labels 0.11 mi and 0.17 km are at the same position on the right end of the line.

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**LORETTO CLUB HOMEOWNERS' ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW FORM**

Date of Application: 10/11/2025

Unit Owner: Tamara Novakowski

Address: 87 Somerset Circle

Daytime Phone: (930) 251-5517 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: Cle 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 Novakowski
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.

LORETTA 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.

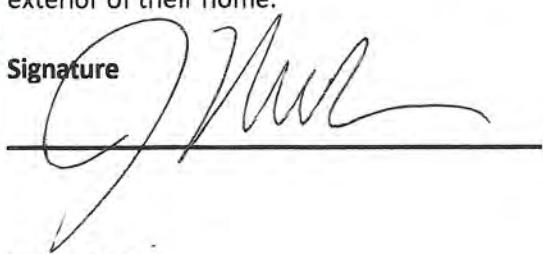
The following alterations/additions is being done:

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

Jill Robinson 89 Somerset Circle
Wheaton IL 60189

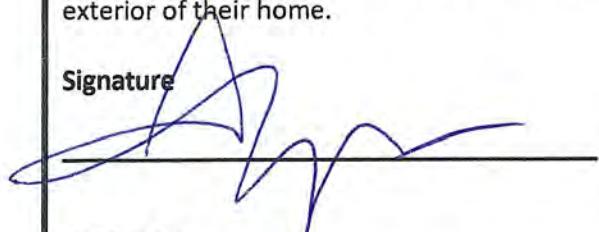
Date:

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: Philip 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: Philip H. Watson (Neighboring Property Owner)

Signature: Philip 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 Cr.
Wheaton, IL
60189

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

Applicant's Name: Tamara Nowakowski

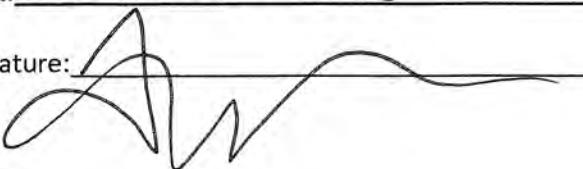
Address of Variation: 87 Somerset Circle

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:  (Neighboring Property Owner)

Administrative Zoning Variation
Neighboring Property Owner Statement Form

Date: 10/20/25

Neighboring
Property Owner: Joe 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: Joe Robinson (Neighboring Property Owner)

Signature: JM (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 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 2.5 feet (22.5 feet from the rear property line) to build a new deck. The proposed variance 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: KJ (Neighboring Property Owner)

Picture of berm provided by Zoning Applicant

