

**MEMORANDUM**

**TO:** The Honorable Mayor and City Council  
**FROM:** Tracy L. Jones, AICP, Staff Planner *TJ*  
**DATE:** February 17, 2026  
**SUBJECT:** ZA #26-01/ Rear Yard Setback Variation/ 87 Somerset Circle/ Nowakowski

**Request**

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

**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.

**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.

**Previous City Council Discussion**

The City Council received the report of the Planning and Zoning Board at their February 2, 2026 meeting. Following a discussion on this matter, the City Council directed the City Attorney to prepare an Ordinance to approve the variation request.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

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

**ORDINANCE NO. O-2026-**

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION TO ALLOW THE CONSTRUCTION AND USE OF A NEW DECK, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 87 SOMERSET CIRCLE - NOWAKOWSKI**

**WHEREAS**, written application has been made 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; 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 January 13, 2026, to consider the variation request; and the Planning and Zoning Board has recommended approval of the request.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and 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 I-1 Institutional District zoning classification:

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.

P.I.N.: 05-29-201-033

The subject property is commonly known as 87 Somerset Circle, Wheaton, IL 60189.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, 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 is granted, in full compliance with the following plans: "Site Plan for: 87 Somerset Circle", dated January 13, 2026, 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.

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Mayor

ATTEST:

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City Clerk

**Roll Call Vote:**

Ayes:

Nays:

Absent:

Passed:

Published:

**Thomson Surveying Ltd.**  
PROJECT NO. 5349H32S DATE: 12-29-20  
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