

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

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.

Mayor

ATTEST:

City Clerk

Roll Call Vote:

Ayes:

Nays:

Absent:

Passed:

Published:

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

PLAT OF SU

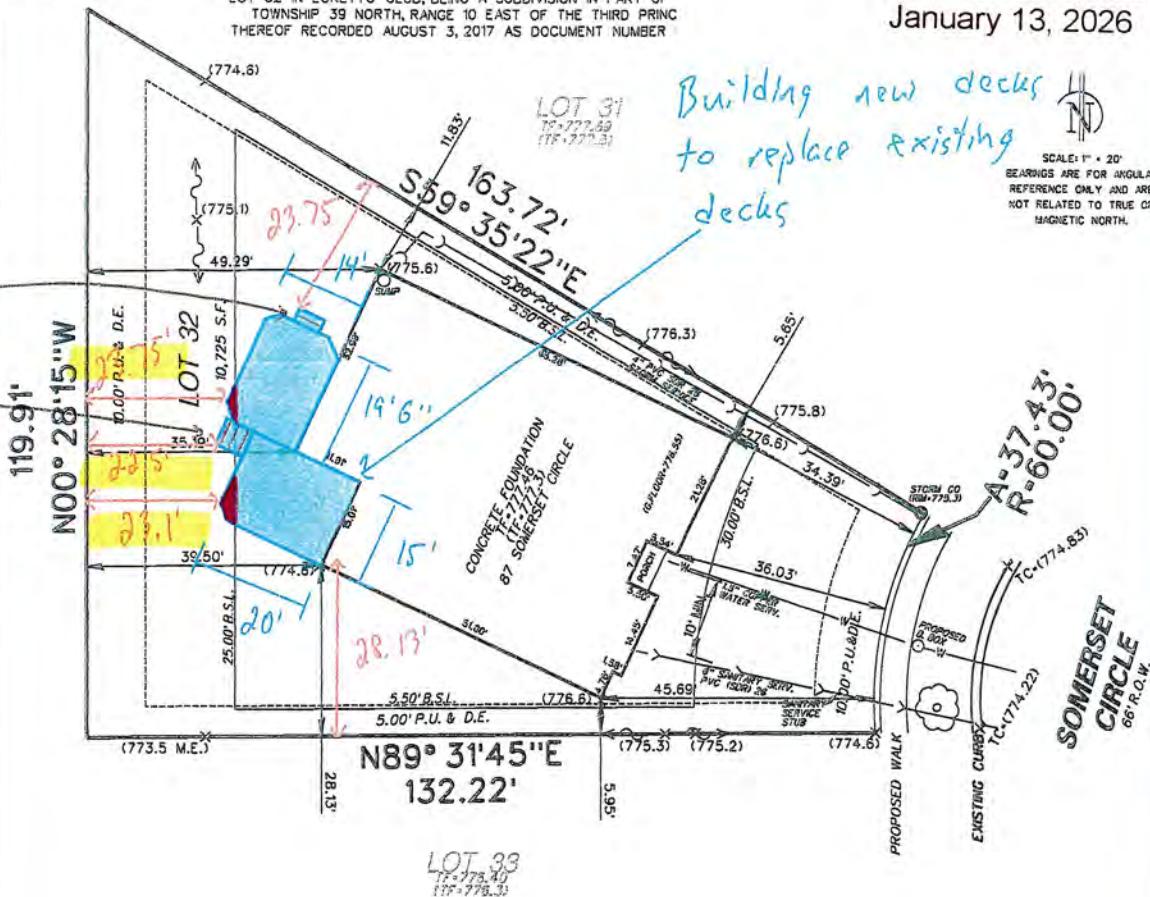
"SPOT FOUNDATION SUR

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

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

Building new decks
to replace existing
decks



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 2' X BY 5' OR 1' X 17'.

NO GRADES HAVE CHANGED FROM THE APPROVED ENGINEERING PLANS
PREPARED BY CEMCON 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 ON 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 STREET LIGHT ON SOUTH SIDE OF SOMERSET LANE AT DEER PATH COURT (INTERSECTION). ELEVATION 788.11 NAVD 88



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