

ORDINANCE NO. F-1287

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION
ON THE PROPERTY COMMONLY KNOWN AS
1304 E. ILLINOIS STREET/CUERVO-SOTORRIO**

WHEREAS, written application has been made requesting a variation to Article 24.4.3 of the Wheaton Zoning Ordinance to allow the construction of a patio with a rear yard setback of 8.0 feet in lieu of the required 25.0 feet on certain property legally described herein and commonly known as 1304 E. Illinois Street, Wheaton, Illinois; 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 June 12, 2007, 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: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 8.0 feet in lieu of the required 25.0 feet is granted in full compliance with the plans entitled "*Site Plan*," dated May 7, 2007, to allow the construction of a patio on the following-described real estate:

LOT 28 IN BLOCK 6 IN LOWELL MANOR, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1925 AS DOCUMENT NUMBER 194104 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-319-001

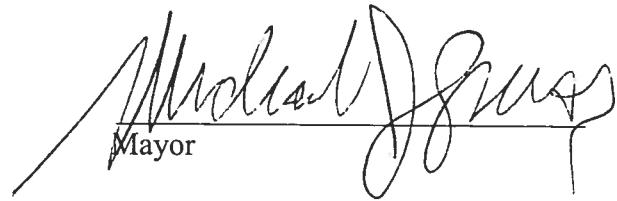
This property is commonly known as 1304 E. Illinois Street, Wheaton, IL 60187.

Section 2: It shall be a condition precedent to the effectiveness, and continuing effectiveness, of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following condition and requirement:

1. The Owner shall retain the existing landscape hedge along the east property line and maintain the landscape screening provided by the hedge, subject to the reasonable approval of the Director of Planning and Economic Development.

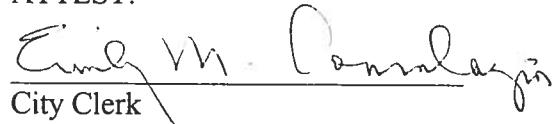
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:



Emily V. Combs
City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: None

Passed: July 2, 2007
Published: July 3, 2007

AREA 1 : PLANTING

AREA 2 : PAVERS

AREA 3 : PLANTING

AREA 4 : PLANTING + 5 SHRUBS (HEDGE)

AREA 5 : PAVERS + CURVED WALL

AREA 6 : GRAVEL

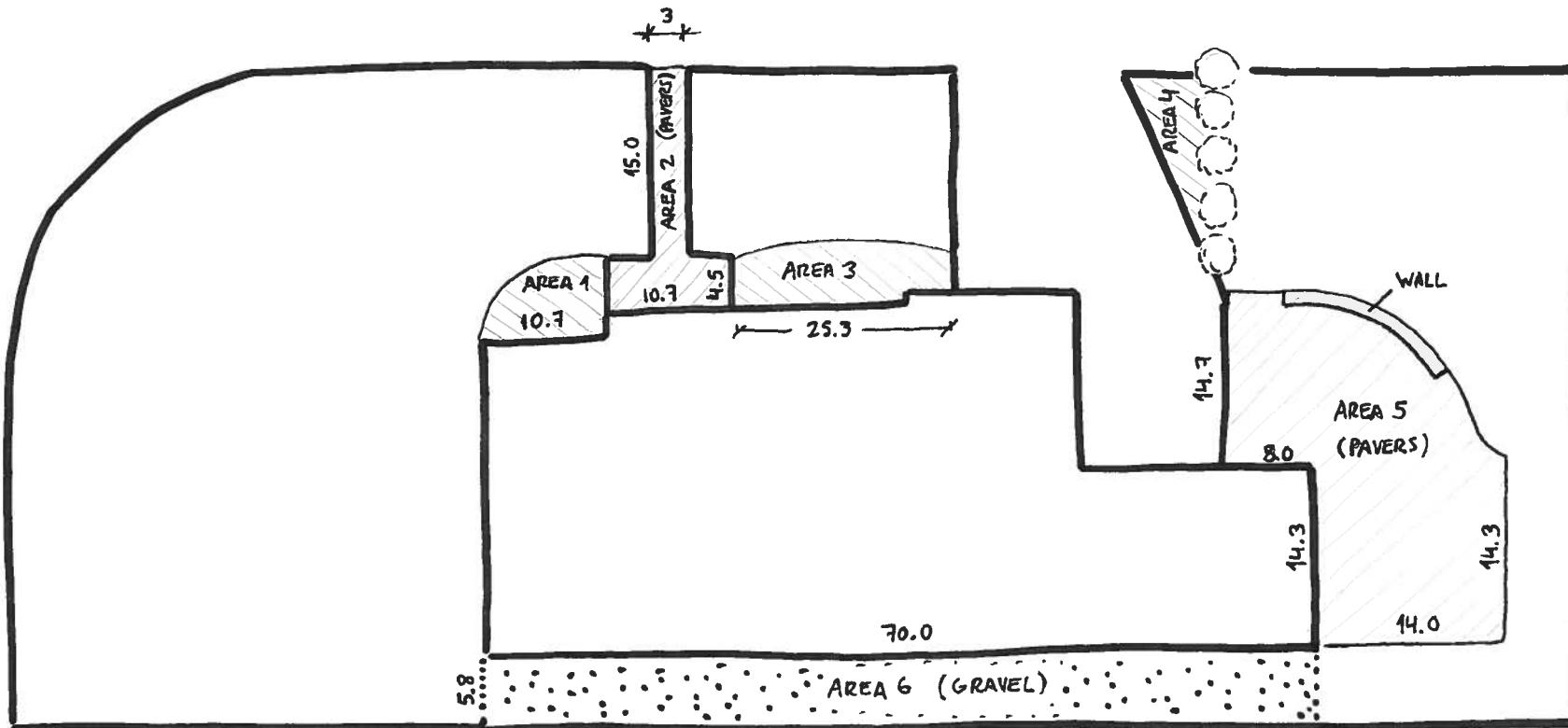


TYPES OF PAVERS: A) UNILOCK BRUSSELS BLOCK

B) UNILOCK CAMELOT

TYPES OF WALL: A) UNILOCK OLDE QUARRY

B) UNILOCK ROMAN PISA



ILLINOIS

STREET

N

ASPHALT PAVED

4.50 FT. CONCRETE WALK

CONCRETE CURB IS 20.71 FT. NORTH

24.45

CONCRETE PAVED
APPROACH

14.20

IRON PIPE FOUND

Part 10

Site Plan
5/7/07

24.30

IRON PIPE FOUND

30.00 = RECORD
30.10 = MEASURED

39.27 = ARC
25.00 = RADIUS
35.38 = CHORD RECORD
36.70 = CHORD MEASURED

22.59

107.00 = RECORD
107.20 = MEASURED

3.00 FT. CONC. WALK

CONC. PORCH

ONE STORY BRICK & FRAME
RESIDENCE NO. 1304
LOT 28
BLOCK 6

50.36

CONC. STOOP

A.C. UNIT

CONCRETE PAVED
DRIVEWAY

19.16

CAR PORT

CONCRETE
PAVED

19.97

20.00

0.65

14.70

12.00

14.22

2.25

10.70

26.48

22.59

39.82

40.03

5.83

CONCRETE WALK

132.00 = RECORD
132.02 = MEASURED

RESIDENCE NO. 407

36 INCH TREE

0.27 FT. SOUTH

0.17 FT. SOUTH

55.00 = RECORD
55.10 = MEASURED

FENCE POST IS
WIRE FENCE

IRON PIPE FOUND

FENCE POST IS
WOOD SERVICE

WOOD FENCE

