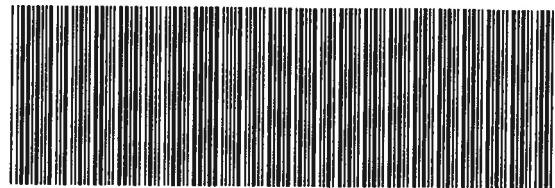


03-04



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
FEB.29,2008 11:51 AM
OTHER 05-16-121-016
003 PAGES R2008-032492

CITY OF WHEATON, ILLINOIS

F- 1330

**AN ORDINANCE GRANTING A GARAGE HEIGHT VARIATION AND A
CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF
PROPERTY COMMONLY KNOWN AS 426 N. MAIN STREET / DUNN**

I HEREBY CERTIFY that I am the City Clerk of the City of Wheaton, DuPage County, Illinois, and that, as such City Clerk, I have the custody of the papers, entries, records and ordinances of said City.

I FURTHER CERTIFY that the attached is a true and correct copy of City of Wheaton Ordinance F-1330 which was adopted by the Wheaton City Council on Tuesday 19, 2008.

I have hereunto set my hand and affixed the seal of said City this 20th, day of February, 2008.

Emily M. Consolazio
City Clerk

REPAARED BY/RETURN TO)
Emily Consolazio, City Clerk
City of Wheaton
303 W. Wesley Street
Wheaton, IL 60187

ORDINANCE NO. F-1330

AN ORDINANCE GRANTING A GARAGE HEIGHT VARIATION AND CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 426 NORTH MAIN STREET - DUNN

WHEREAS, written application has been made requesting variations from the provisions of Article 24.3.1 of the City of Wheaton Zoning Ordinance, to allow the construction and use of a two-story detached garage in lieu of the permitted maximum one and one-half story detached garage height and Article 10.2.5 of the City of Wheaton Zoning Ordinance, to allow a corner side yard setback of 22.31 feet in lieu of the required 35.5 feet, all on certain property legally described herein and commonly known as 426 North Main 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 February 12, 2008 to consider the variation requests; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variations, pursuant to certain conditions and requirements.

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 determined by the Wheaton Planning and Zoning Board, a variation from the requirements of Article 24.3.1 of the Wheaton Zoning Ordinance is granted to allow the construction and use of a two-story detached garage, in lieu of the permitted maximum one and one-half story detached garage, and a variation from the provisions of Article 10.2.5 of the Wheaton Zoning Ordinance is granted to allow a corner side yard setback of 22.31 feet, in lieu of the required 35.5 feet, on the following-described property:

THE NORTH 132.0 FEET OF THE EAST 132.0 FEET OF BLOCK 1 OF MALLORY'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-16-121-016

This property is commonly known as 426 North Man Street, Wheaton, IL 60187 ("subject property").

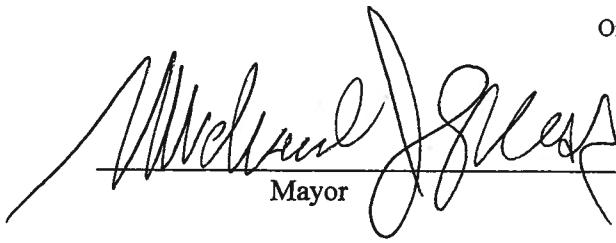
Section 2: The variations provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

- A. The detached garage design and location shall be as illustrated on the plans dated March 21, 2007, and which are on file in the office of the Planning and Economic Development Department.

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

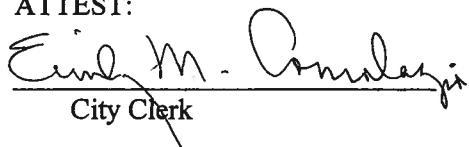
Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

2008-032492



Michael J. Gresk
Mayor

ATTEST:



Emily M. Comulay
City Clerk

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 19, 2008
Published: February 20, 2008

SCALE: 1" = 20 FEET

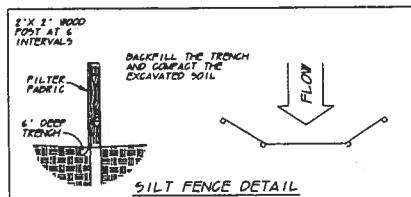
N
W E

SITE PLAN

FOR THE NORTH 132.0 FEET OF THE EAST 132.0 FEET OF BLOCK 1 OF MALLORY'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

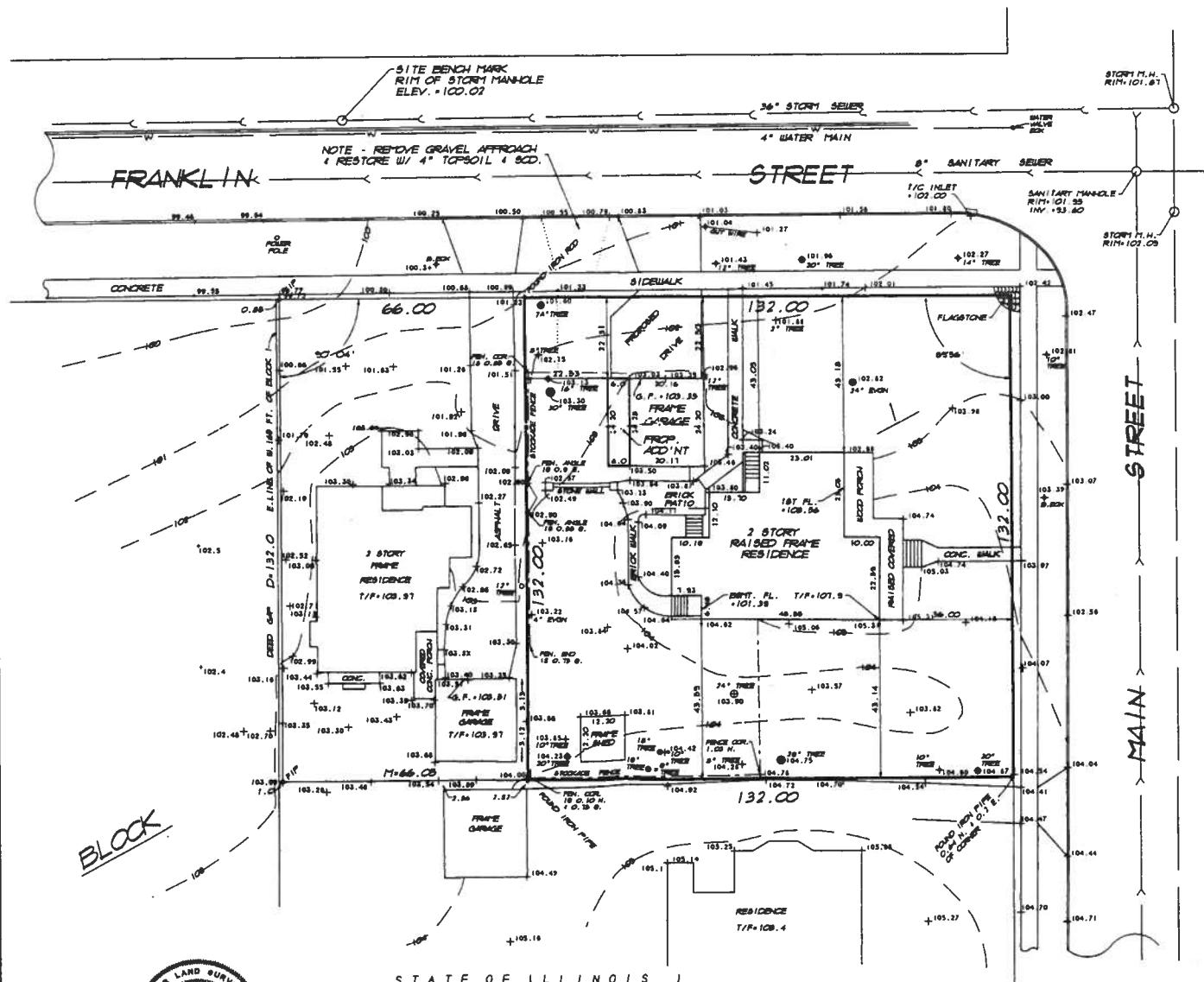
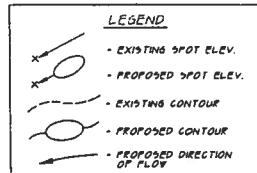
This property is known as 426 N. Main Street, Wheaton, Illinois.

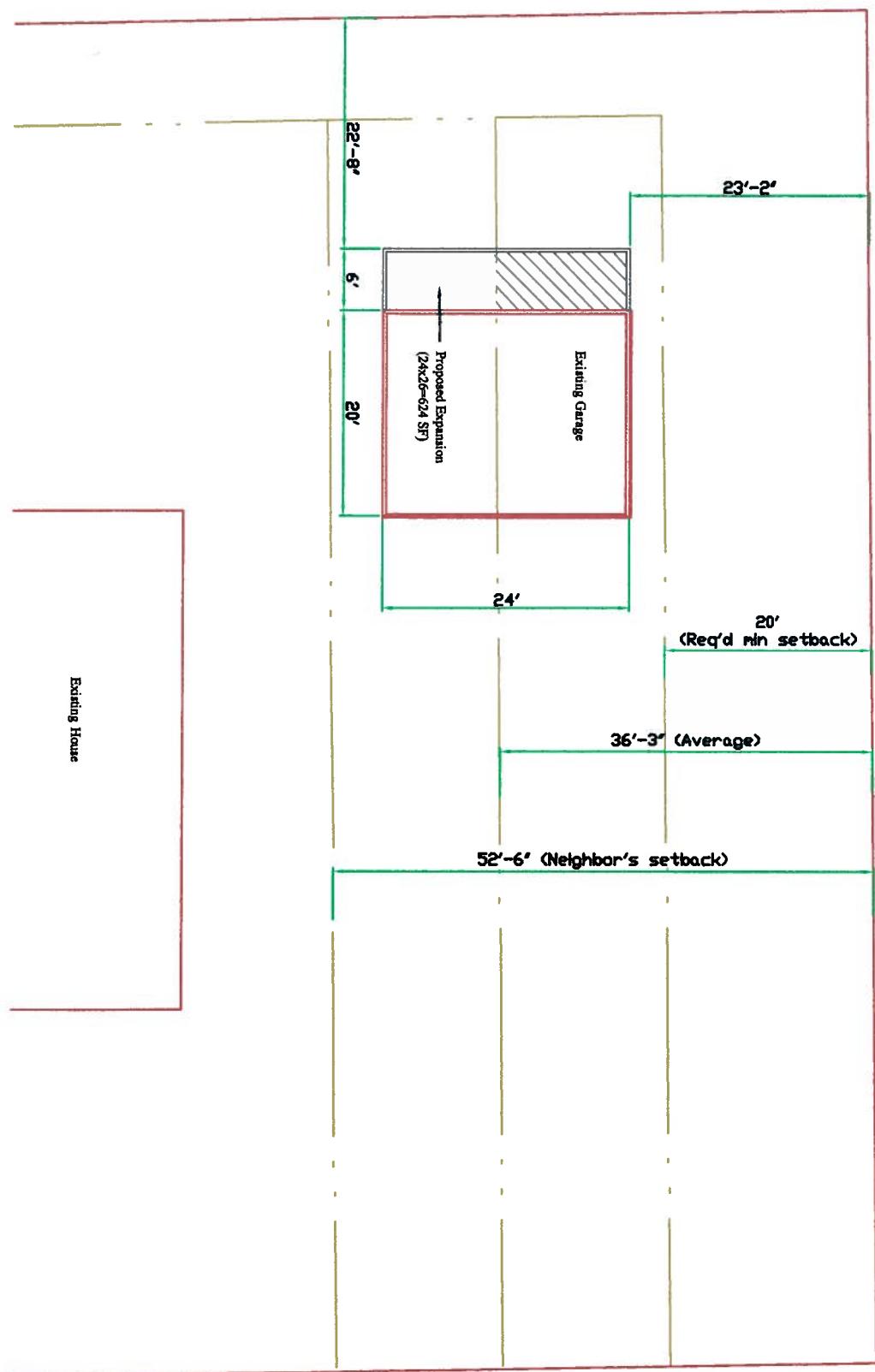
Prepared for Tom Dunn



EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE EXPOSED TO THE ELEMENTS. THE DEVICE SHALL BE DESTROYED TO A GRAVEL DRIVE, THE GRAVEL DRIVE SHALL BE INSTALLED IN A TRENCH AND THE EROSION CONTROL DEVICES ABOVE THE GRAVEL DRIVE SHALL BE DESTROYED. THE EROSION CONTROL DEVICES SHALL BE DESTROYED WITHIN 48 HOURS OF EXPOSURE. THE EROSION CONTROL DEVICES SHALL NOT BE LEFT IN PLACE FOR MORE THAN 60 DAYS AFTER GRAVEL GRADE IS REACHED. STOPPED AREAS NOTED IN THE EROSION CONTROL NOTES SHALL BE DESTROYED WITHIN 60 DAYS OF EXPOSURE.
2. A TYPICAL EROSION CONTROL DEVICE IS A 6' DEEP TRENCH FILLED WITH 6" OF FILTER GRAVEL. FILTER GRAVEL SHALL BE DESTROYED WITHIN 60 DAYS OF EXPOSURE.
3. A TYPICAL SEDIMENT CONTROL WALL IS A 6' DEEP TRENCH FILLED WITH 6" OF FILTER GRAVEL. FILTER GRAVEL SHALL BE DESTROYED WITHIN 60 DAYS OF EXPOSURE.
4. WATER FLOW DURING CONSTRUCTION FROM THE SITE SHALL BE DIVERTED FROM THE SITE DURING CONSTRUCTION.

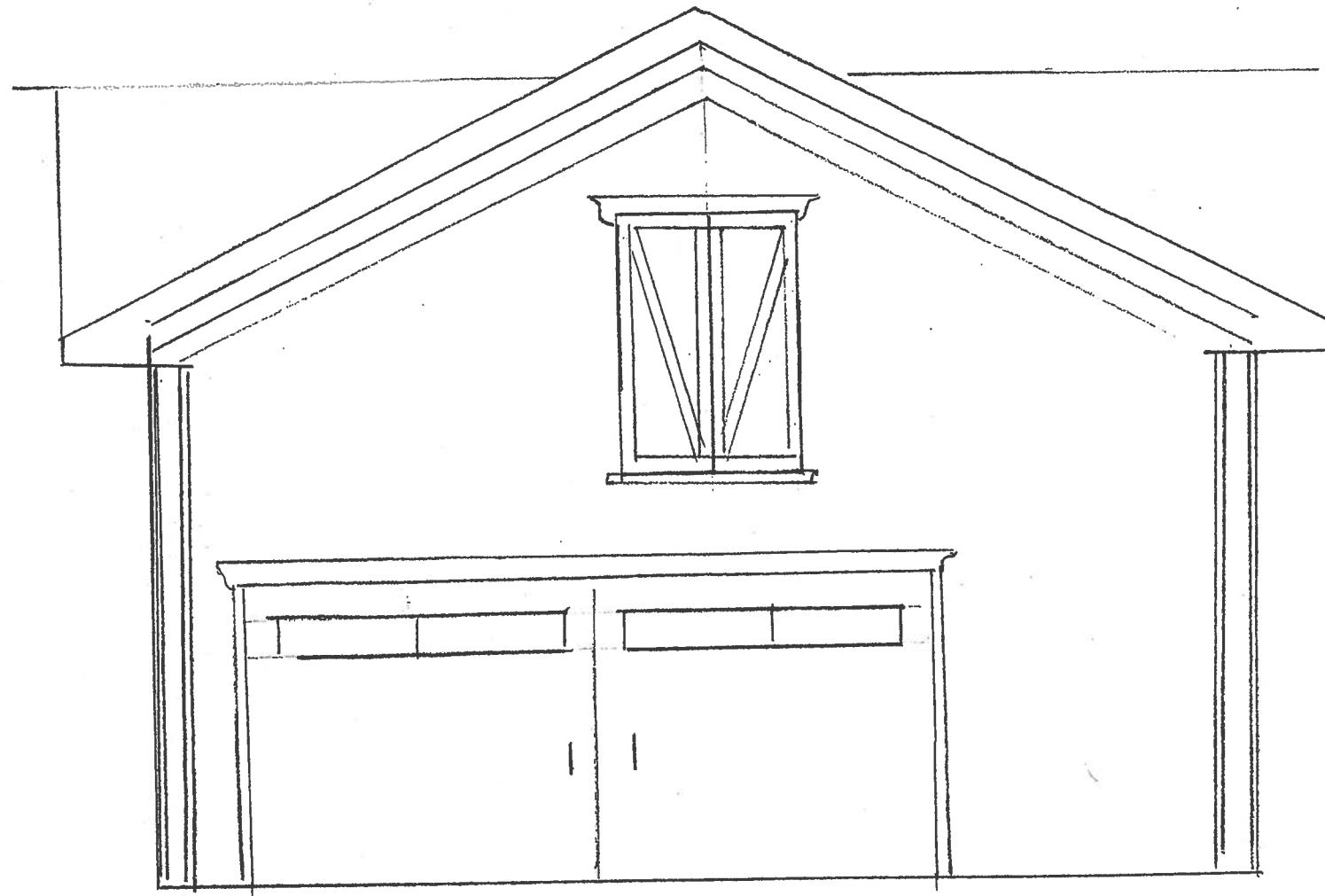




North Main Street

MAIN ST.

→ N



North



EAST + West Elevation

