

ORDINANCE NO. F-1545

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 14 CIRCLE AVENUE - GRITTNER**

WHEREAS, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction of a two-story addition with a front yard setback of 20.0 feet in lieu of the required 28.0 feet, on certain property legally described herein and commonly known as 14 Circle Avenue, Wheaton, Illinois 60187; 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 8, 2011, 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 front yard setback of 20.0 feet in lieu of the required 28.0 feet is granted for a two-story addition in full compliance with the site plan, elevations and floor plans dated November 19, 2010 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

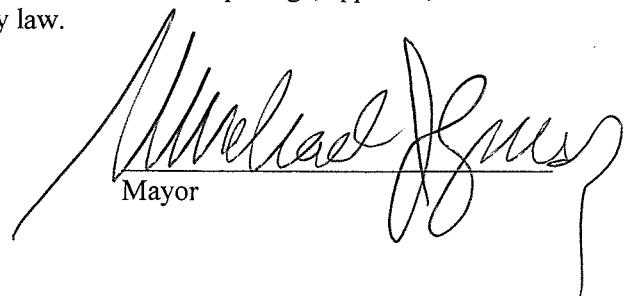
LOT 10 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S CIRCLE AVENUE SUBDIVISION, OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169325, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-205-004

The subject property is commonly known as 14 Circle Avenue, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gruen
Mayor

ATTEST:



Sharon Barrett Flynn
City Clerk

Roll Call Vote

Ayes: Councilman Levine
Councilman Mouhelis
Mayor Gresk
Councilman Prendiville
Councilman Scalzo
Councilwoman Corry

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

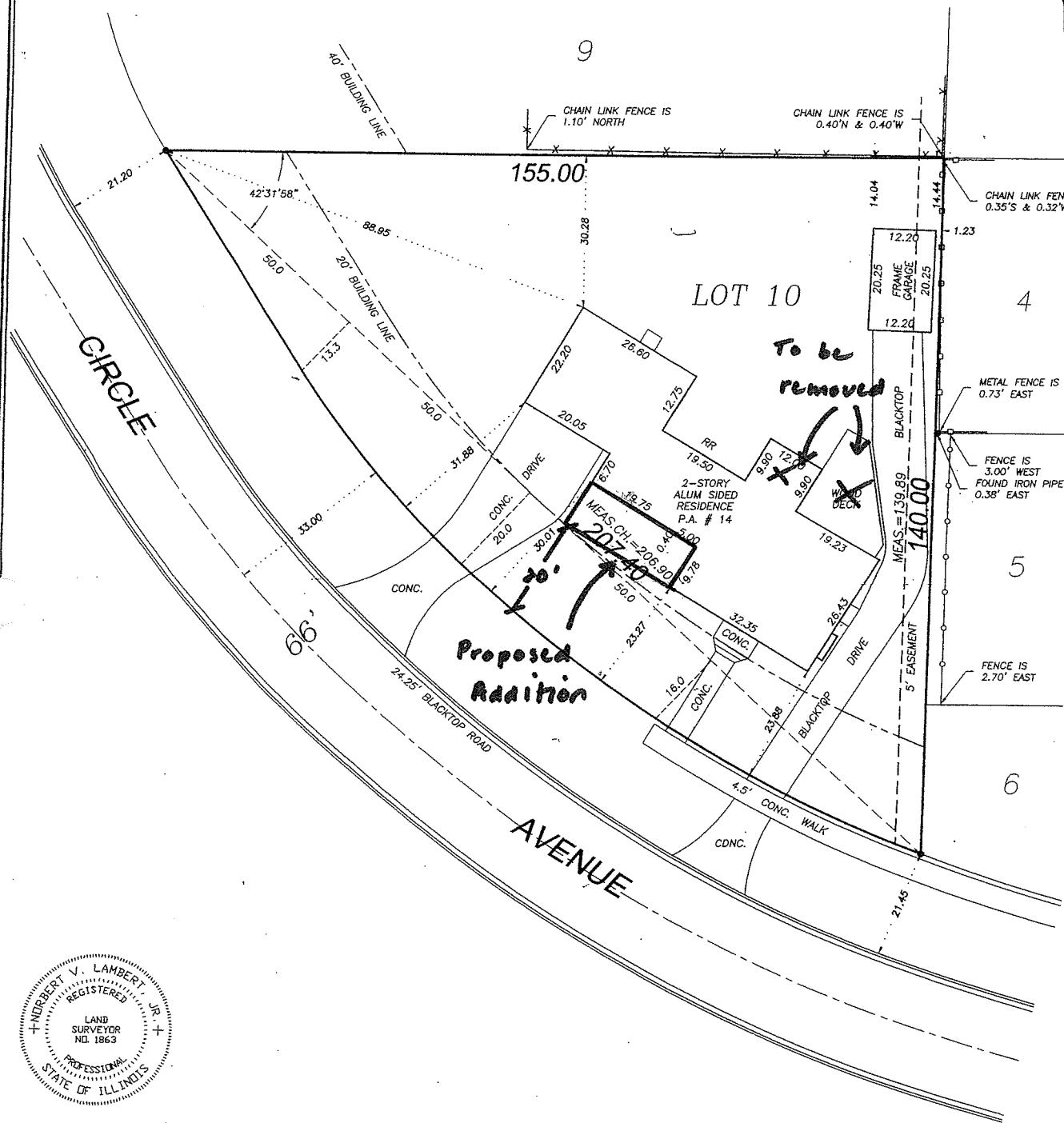
Passed: February 22, 2011
Published: February 23, 2011

PLAT OF SURVEY

LOT 10 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S CIRCLE AVENUE SUBDIVISION, OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169325, IN DUPAGE COUNTY, ILLINOIS.

November 19, 2010

SCALE: 1" = 20'



STATE OF ILLINOIS }
COUNTY OF DU PAGE } S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR,
HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID
SURVEY.

"S PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
NOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
VEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
THIS 27TH DAY OF AUGUST, A.D., 2010.

Not for use

ILLINOIS LAND SURVEYOR NO. 15007

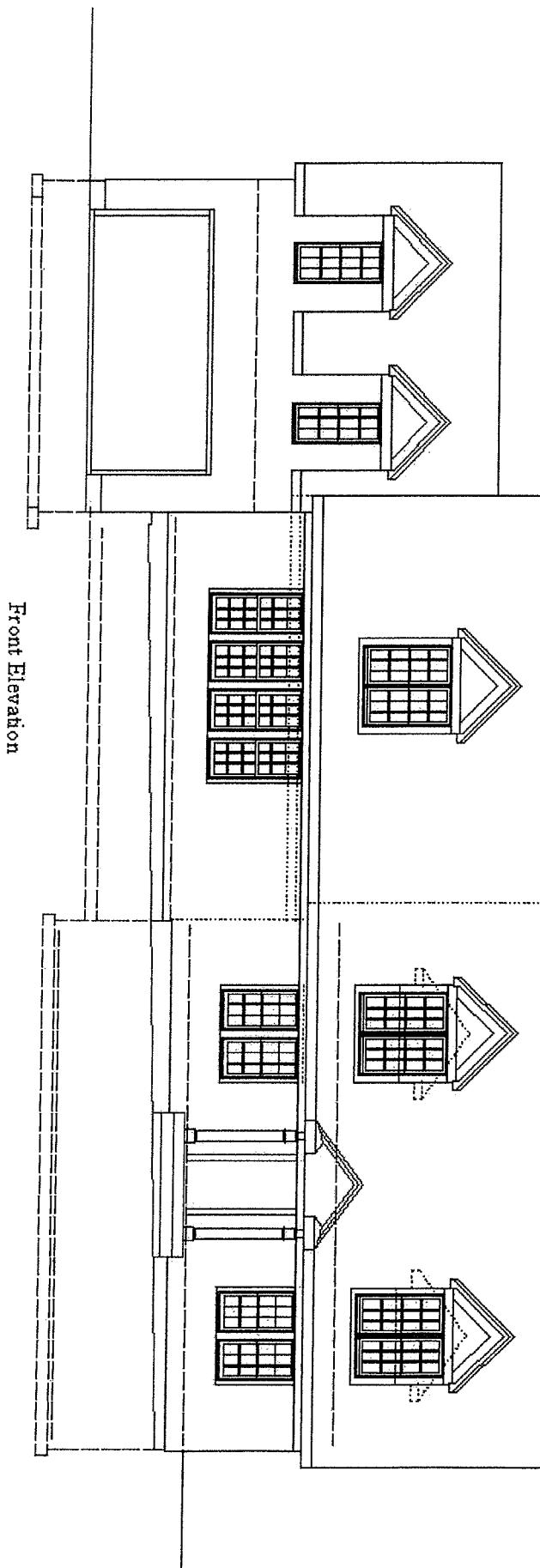
ILLINOIS LAND SURVEYOR NO. 1863
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN
ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT
DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: POWELL & BOYER ORDER NO. 10 H 059 FILE NO. 10042

LAMBERT & ASSOCIATES
LAND SURVEYORS
320 SOUTH REBER ST. WHEATON, ILL. 60187
PHONE (312) 657-3774 FAX (312) 657-3782

320 SOUTH REBER ST. WHEATON, ILL. 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

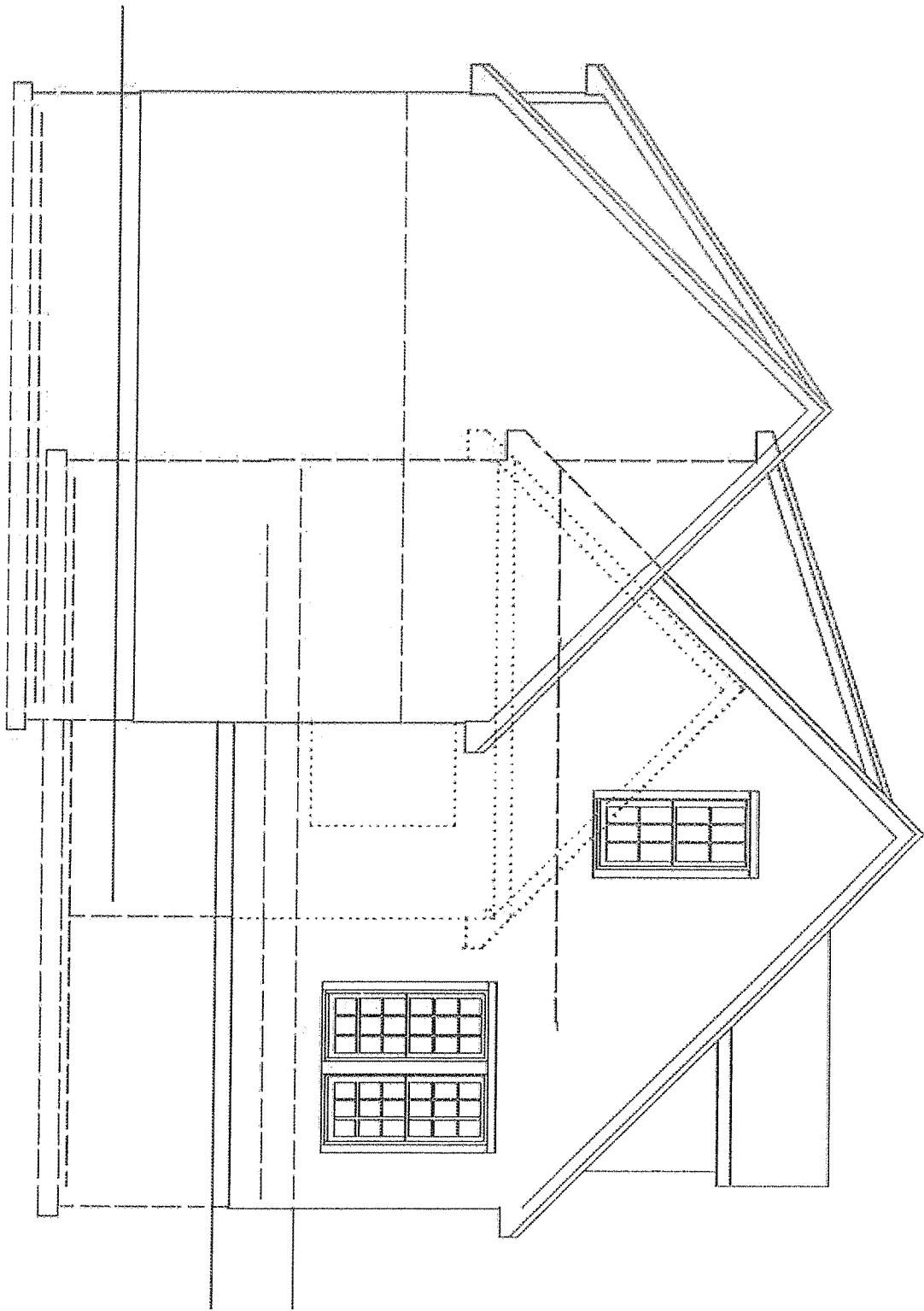
November 19, 2010



Front Elevation

November 19, 2010

End Elevation



November 19, 2010

SmartZone Communications Center

First Floor Plan

From : Ronald Creswell <rcresw@earthlink.net>

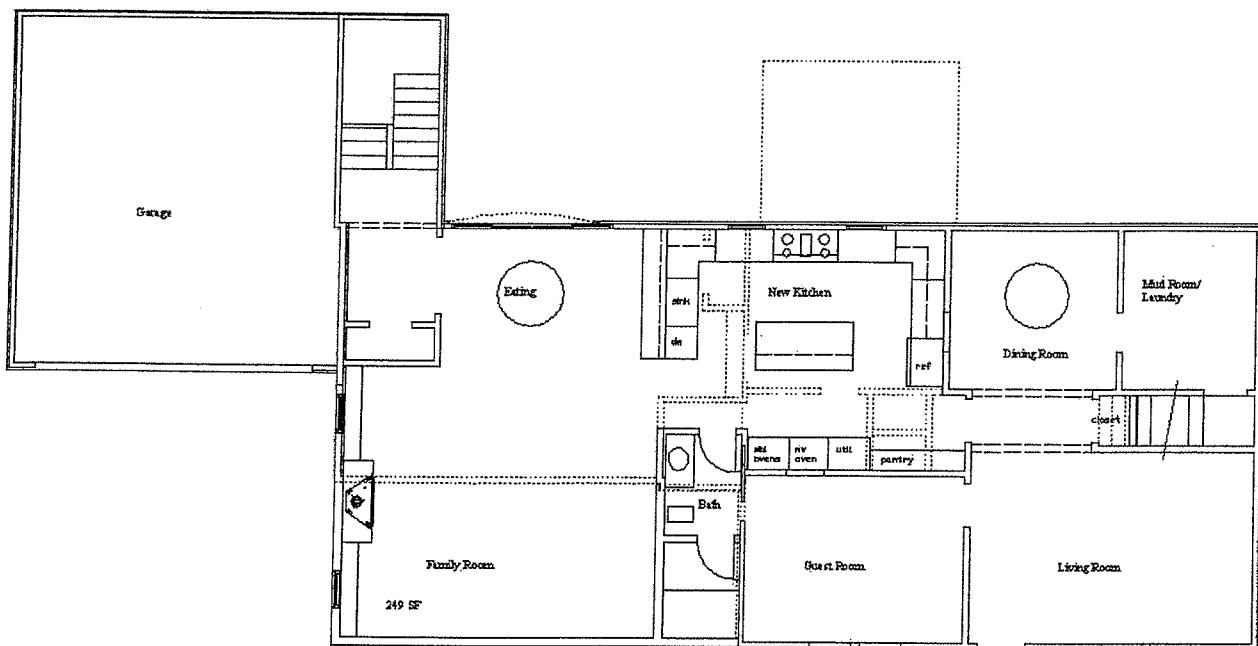
Subject : First Floor Plan

To : grittners@comcast.net

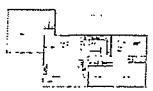
Fri Nov 19 2010 12:39:16 PM

01 attachment

This should have most of the changes we discussed.



Option A 1st Floor Plan



SmartZone Communications Center

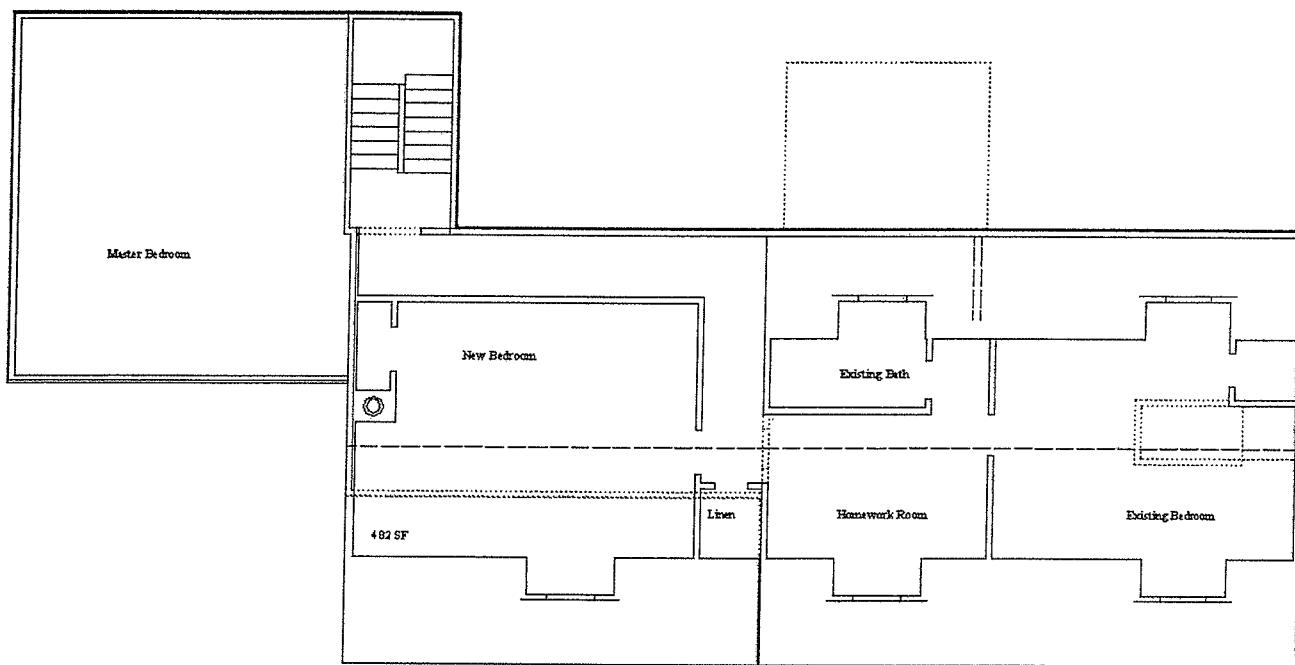
November 19, 2010

SmartZone Communications Center

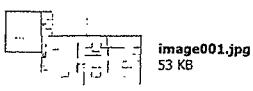
2nd floor

From : Ronald Creswell <rcresw@earthlink.net>
Subject : 2nd floor

Fri Nov 19 2010 1:42:



Option A 2nd Floor Plan



C

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