

ORDINANCE NO. F-1587

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 314 EAST INDIANA STREET –  
KRAMER**

**WHEREAS**, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction of a deck expansion with a rear yard setback of 10.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 314 East Indiana Street, 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 September 13, 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 rear yard setback of 10.0 feet in lieu of the required 25.0 feet is granted for a deck expansion in full compliance with the site plan, elevations and floor plan on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

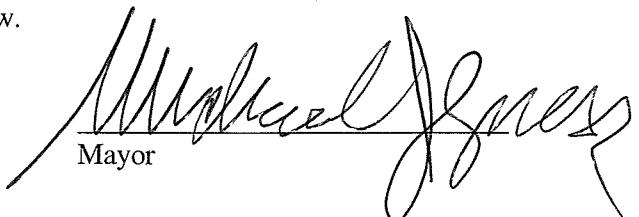
THAT PART OF LOT 23 OF COUNTY CLERK'S ASSESSMENT DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF INDIANA STREET, 60 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR A PLACE OF BEGINNING AND RUNNING THENCE WEST ON SAID SOUTH LINE OF INDIANA STREET; 50 FEET; THENCE SOUTH PARALLEL WITH QUARTER SECTION LINE 82.5 FEET; THENCE EAST 50 FEET; THENCE NORTH 82.5 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-339-003

The subject property is commonly known as 314 East Indiana Street, Wheaton, Illinois 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Jones  
Mayor

ATTEST:

  
Shannan Barnett Hagan  
City Clerk

Roll Call Vote

Ayes:

Councilman Scalzo  
Councilman Suess  
Councilwoman Ives  
Councilman Mouhelis  
Councilman Rutledge  
Mayor Gresk  
Councilwoman Pacino Sanguinetti

Nays: None

Absent: None

Motion Passed Unanimously

Passed: September 19, 2011  
Published: September 20, 2011

SITE BENCHMARK ELEV.=100.00  
CROSS CUT 2.00' NORTH OF THE  
NORTHWEST CORNER OF LOT.

PL

THAT PART OF LOT  
LANDS IN THE SOUT  
TOWNSHIP 39 NORT  
AS FOLLOWS: COMM  
THE EAST LINE OF  
BEGINNING AND RUN  
50 FEET; THENCE  
EAST 50 FEET; TH  
COUNTY, ILLINOIS.

# INDIANA STREET

66' R/W

BITUMINOUS ROADWAY

88'

88'

88'

88'

CONCRETE

"NO PARKING"  
SON

CONCRETE

ANGLE ON  
OF THE SITE

CROSS IS 2.00' NORTH

INDIANA ST.  
LOT 23

IRON PIPE

(60.0')  
IRON PIPE IS 0.20' NORTH & ONLINE  
P.O.B.

GE AREA  
PROPERTY LINES)

DRIVEWAY  
FROM  
AND

Garage corner is 7.2' WEST

FRAME  
GARAGE

G- BOUNDARY OF LOT  
(TYPICAL)

Garage corner is 7.2' WEST

EAST FACE OF WOOD FENCE IS 0.5' WEST

LES

NAME GARAGE  
L AT REAR OF GARAGE  
IS NEEDED ALONG SIDE  
GRADE AT GARAGE FLOOR  
ONT OF GARAGE.

DRIVE TO PROVIDE  
AROUND GARAGE

IRON PIPE IS 0.21' SOUTH & ONLINE

PAINTING WALL IS 0.25' SOUTH & 0.15' EAST

SOUTH & EAST FACES OF WOOD FENCE  
ARE 5.6' SOUTH & 0.45' WEST  
CHAIN LINK FENCE IS 5.7' SOUTH

MATCH EXISTING GRADE  
AT PROPERTY LINE.

Meas. - 50.00  
(50.00')

CONCRETE WALL

101

BITUMINOUS  
DRIVEWAY

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Existing Deck

Proposed Deck  
Expansion

DO NOT OBSTRU  
DRAINAGE P

RESTORE ALL  
WITH SEED OR

SWALE RUNOFF 1  
HOUSE TO PROPI  
AWAY FROM BAS  
REAR OF HOUSE

IRON PIPE IS 0.25' NORTH & ONLINE

RETAINING WALL IS 0.1' NORTH & ONLINE

CHAIN LINK FENCE IS 5.8' SOUTH

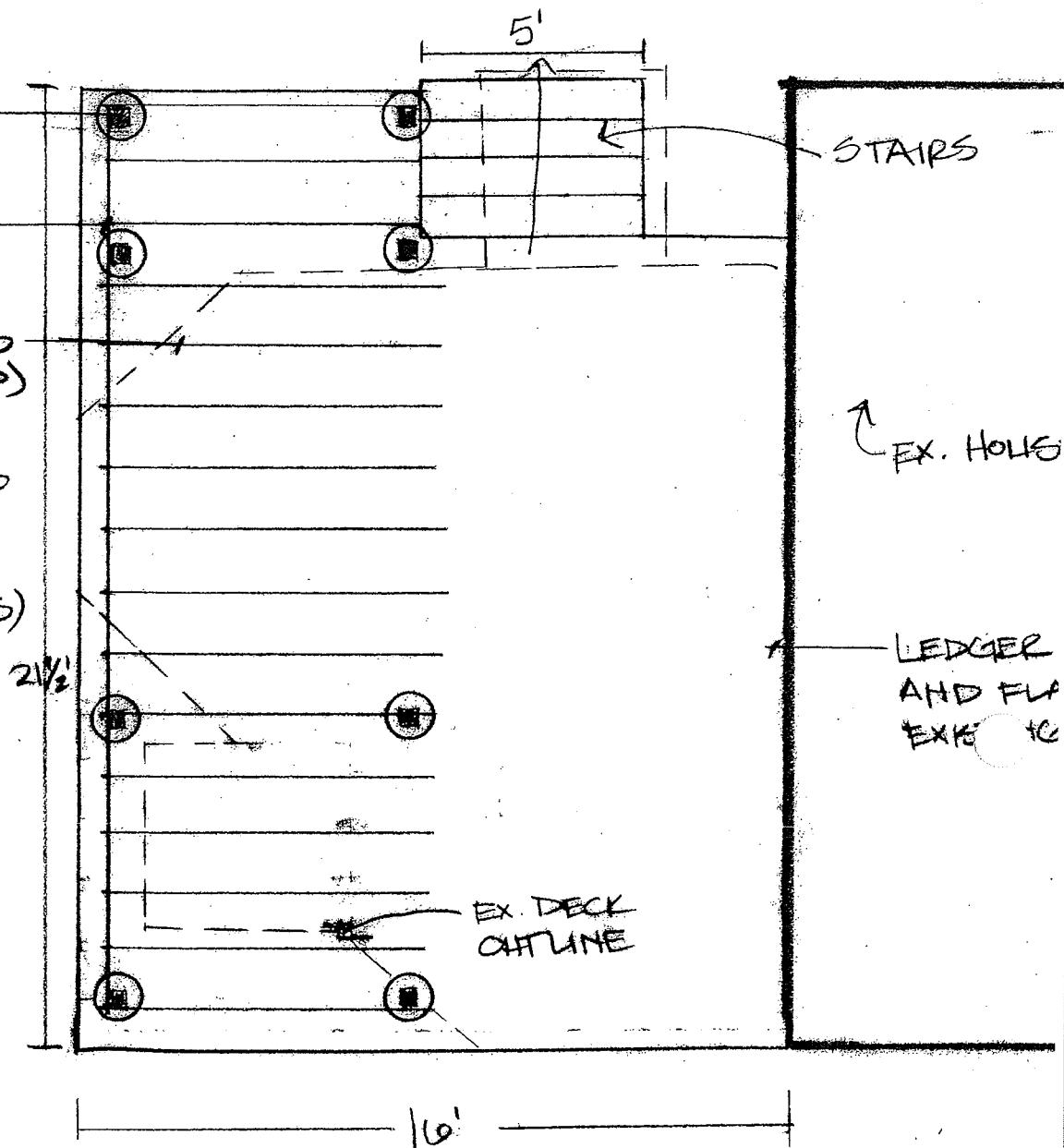
FRAME  
GARAGE  
G/F=103.35

NEW CONCRETE  
PIERS (12"X42")

NEW BEAM  
(DOUBLE 2X10)

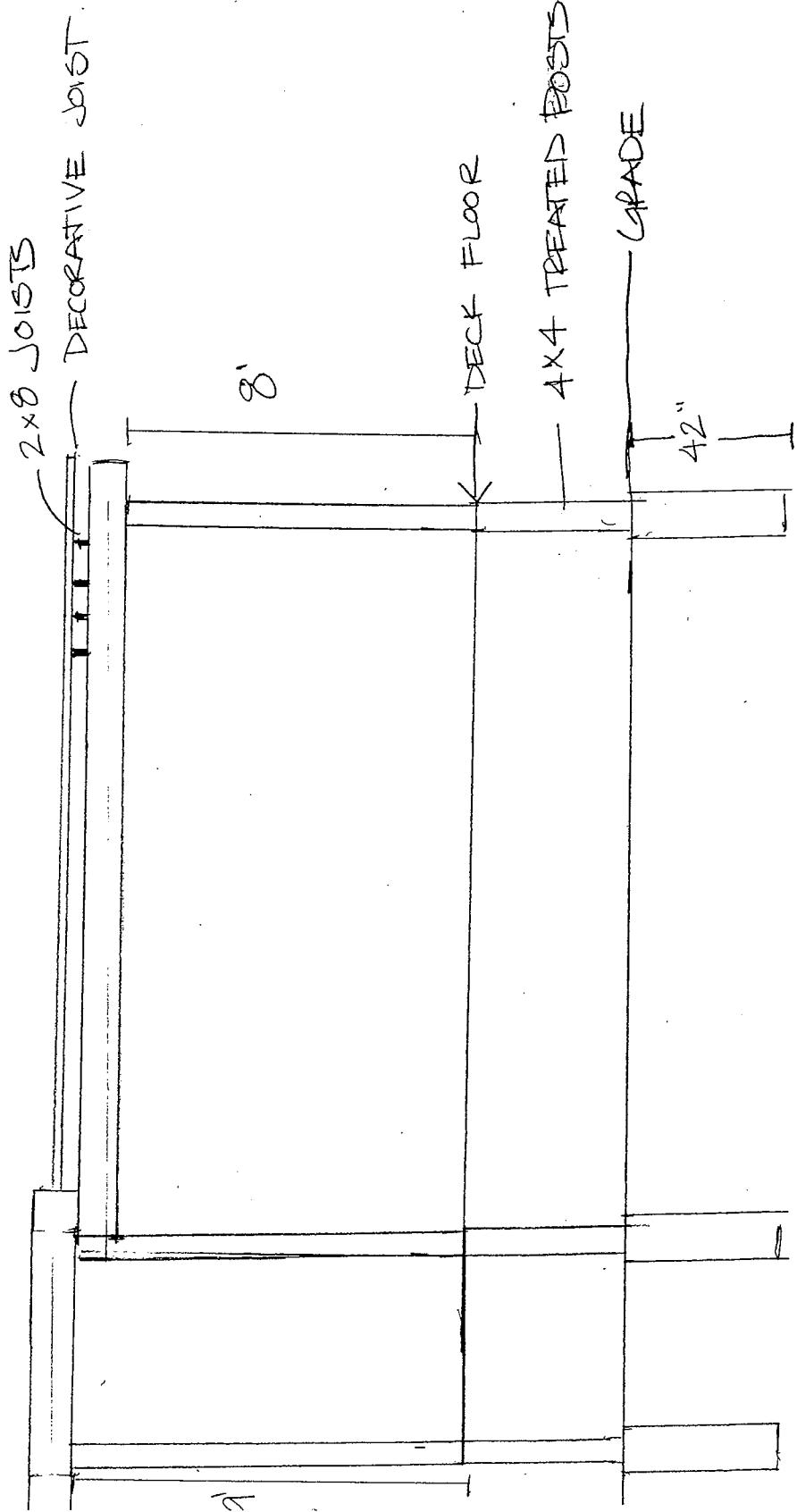
NEW FLOOR JOISTS  
(TO ATTACH TO OLD)  
2X8, 16" O.C.

(JOIST HANGERS  
AT END AND  
IN MIDDLE TO  
MEET EX. JOISTS)



## DECK REVISIONS PLAN

1" = 4'-0"



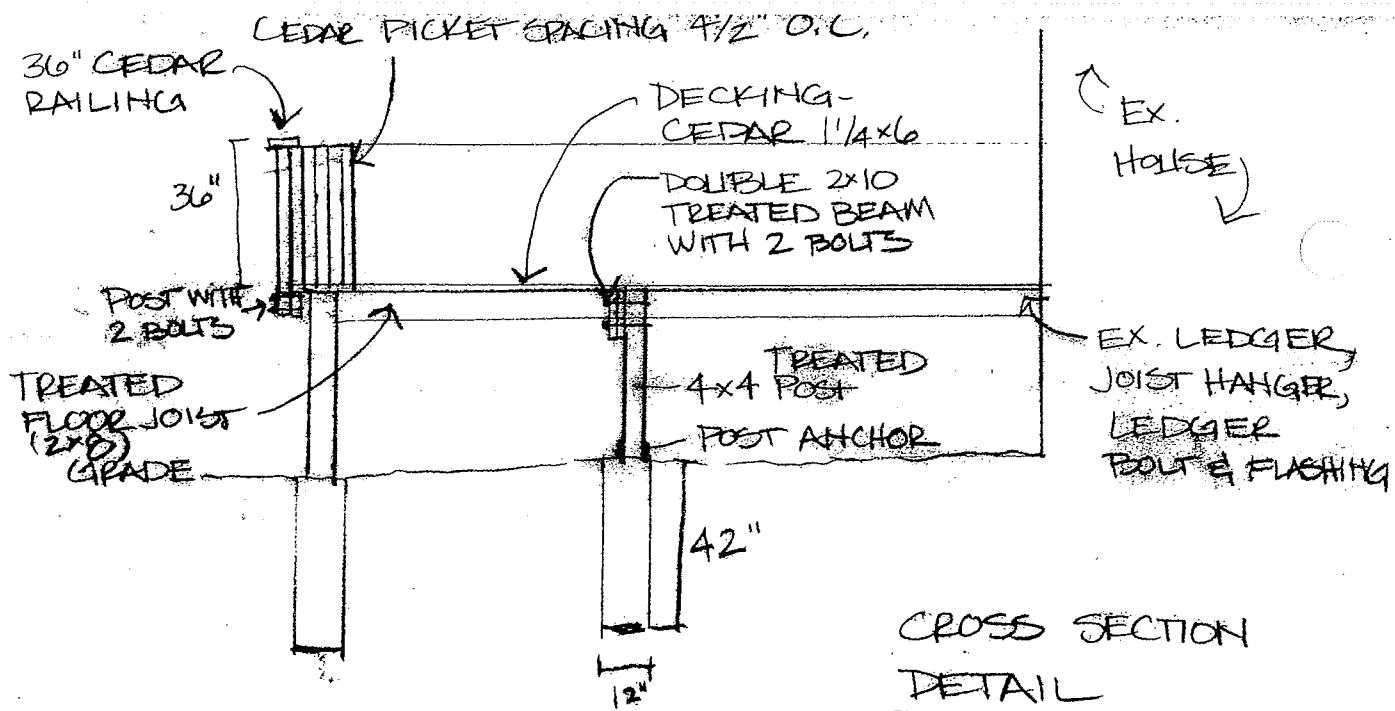
2 $\frac{1}{2}$ '

PERGOLA DETAIL

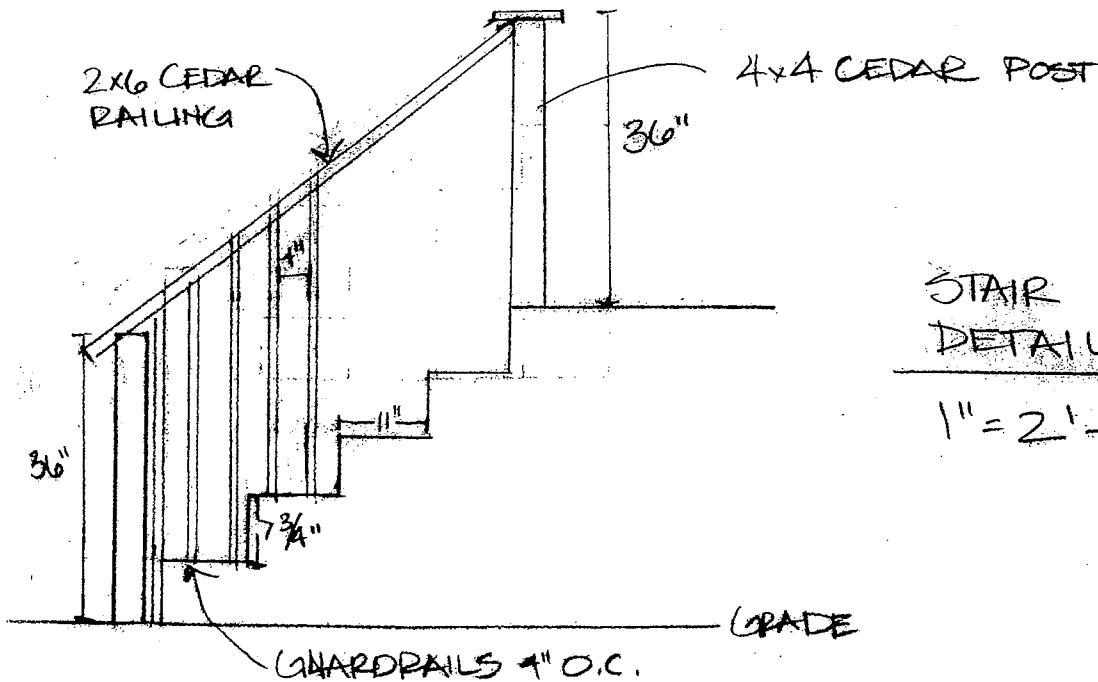
1" = 4'-0"

**Olive Grove**  
The Landscape Masters

Client: KPANNER St. Charles, IL  
314 E. INDIANA ST. Office: 630.681.1500  
WHEATON, IL Mailing Address: P.O Box 802  
 Scale: 1" = 4'-0" Bloomingdale, IL 60108  
 Date: JULY 15, 2011 [www.oglandscaping.com](http://www.oglandscaping.com)  
 Sales: 62 Pergola DETAIL



1" = 4'-0"



Client: KRAMER

St. Charles, IL

314 E. INDIANA ST.

Office: 630.681.1500

WHEATON, IL

Mailing Address: P.O Box 802

Scale: \_\_\_\_\_

Bloomingdale, IL 60108

Date: JULY 15, 2011

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Sales: SZ

DETAIL DRAWING