

ORDINANCE NO. F-1961

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 122 WEST MADISON AVENUE - STRNAD

**WHEREAS**, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a two-story addition and covered porch with a front yard setback of 35.25 feet in lieu of the required 46.88 feet, on certain property legally described herein and commonly known as 122 West Madison 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 August 9, 2016 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:** The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

THE WEST 71 FEET OF THE EAST 132 FEET OF THE WEST 165 FEET OF THE NORTH HALF OF BLOCK 4 IN MALLORY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-106-010

The subject property is commonly known as 122 West Madison Avenue, Wheaton, IL 60187.

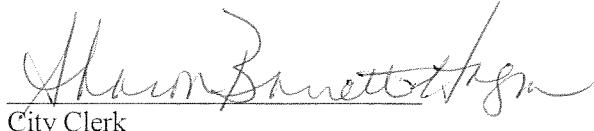
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 35.25 feet, in lieu of the required 46.88 feet, is granted for a two-story addition and covered front porch in full compliance with the "Site Plan - Addition to Strnad Residence", dated July 8, 2016 and "Proposed Floor Plans and Elevations - Addition to Strnad Residence", prepared by VA Engineering, sheets A1.0, A1.1, A2.0, and 2.1, dated July 8, 2016.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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: Councilman Rutledge  
Mayor Pro Tem Scalzo  
Councilman Saline  
Councilwoman Fitch  
Councilman Prendiville

Nays: None

Absent: Mayor Gresk  
Councilman Suess

Motion Carried Unanimously

Passed: September 6, 2016  
Published: September 7, 2016

T.KD Land Surveyors, Inc.

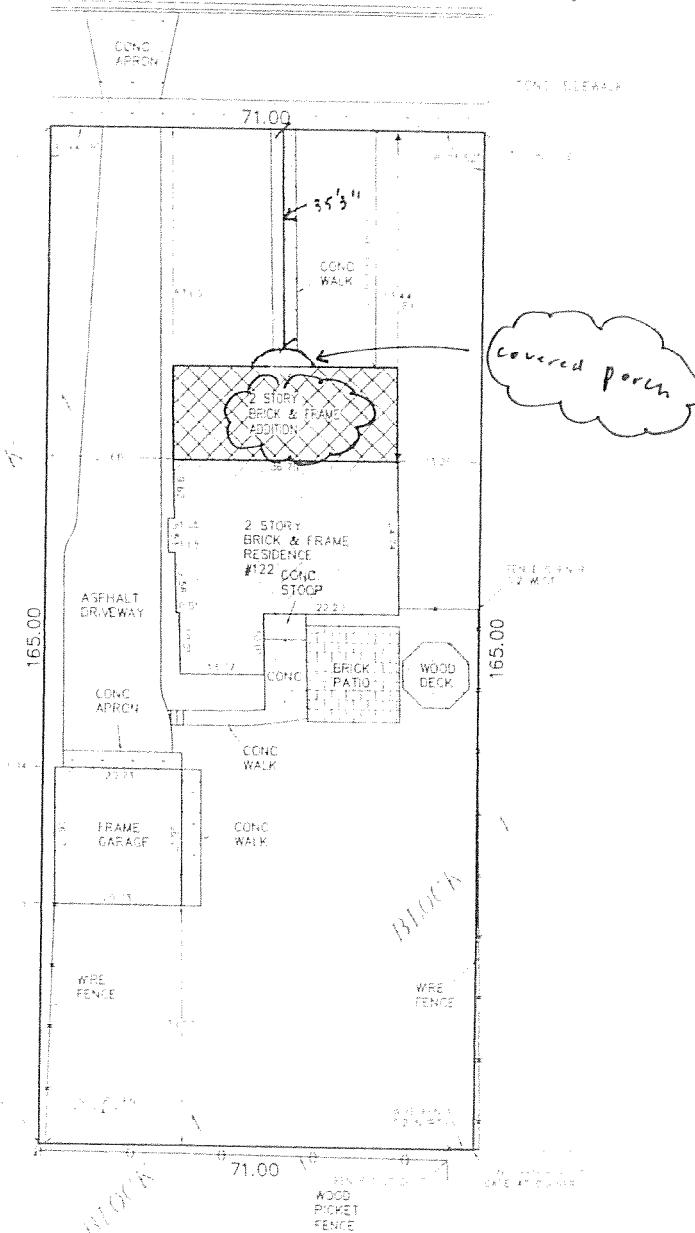
PC BX 1463, Arlington Heights, IL 60004  
PM (847) 702-1845 Fax (847) 425-1656  
tke@csd.surveys.com

PLAT OF SURVEY  
OF

THE WEST 71 FEET OF THE EAST 132 FEET OF THE WEST 165 FEET OF THE NORTH HALF OF BLOCK 4 IN MALLORY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THREE PRINCIPAL MERIDIAN, IN OLDFIELD COUNTY, ILLINOIS

W. MADISON AVE.

CONCLUSION



- All dimensions shown are given in feet & decimal parts thereof.
- No angles or distances are to be assumed by staking.
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation.
- Refer to title policy, deed or local jurisdiction for building setback and easements not shown herein and report any discrepancies.

Barcode 11-201  
Order # 11-101  
Address 122 W. Madison Ave  
Wheaton, IL 60182  
PIN: 05-16-100-010  
Ordered by Bode/Circoor/Hessco

STATE OF ILLINOIS )  
COUNTY OF COOK )

7/8/14

4. Thomas R. Knobler, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

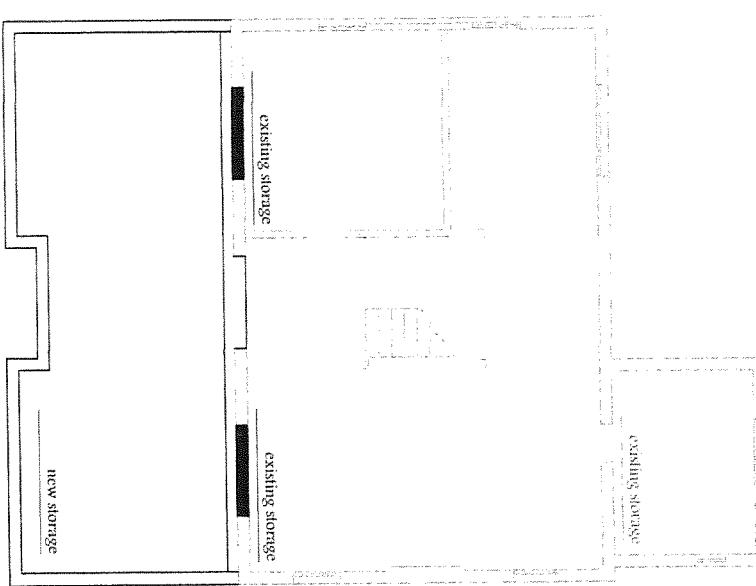
12  
L.S. Exp. 11-30  
Thomas R. Knobber Illinois P.L.S. #035-003465  
Dated May 17, 2011  
Field work completed May 17, 2011  
Professional Design Firm Lic. No. 184 005204  
This professional service conforms to the current  
Illinois minimum standards for a boundary survey



ENGINEERING  
VON AMER ENGINEERING, LLC

122 W. MADISON AVE.  
WILTON, ILLINOIS  
620-791-1108  
VONAMER@GMAIL.COM

KEYNOTES:  
1.



## BASEMENT PLAN

SCALE: 1/8" = 1'-0"

ADDITION TO  
STRNAD  
RESIDENCE  
WHEATON, ILLINOIS

Drawn By

Checked By

sms

Date

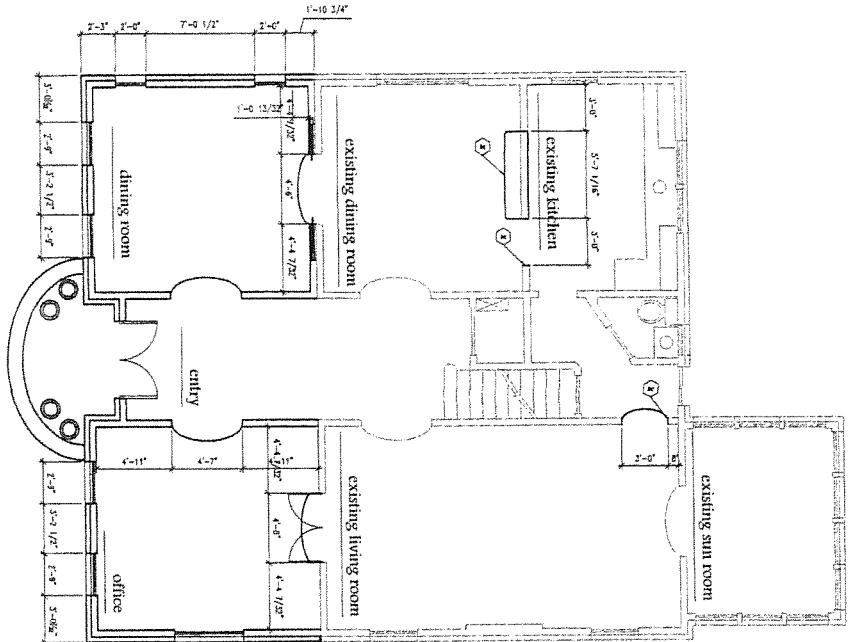
07/08/2016

Sheet

A1.0

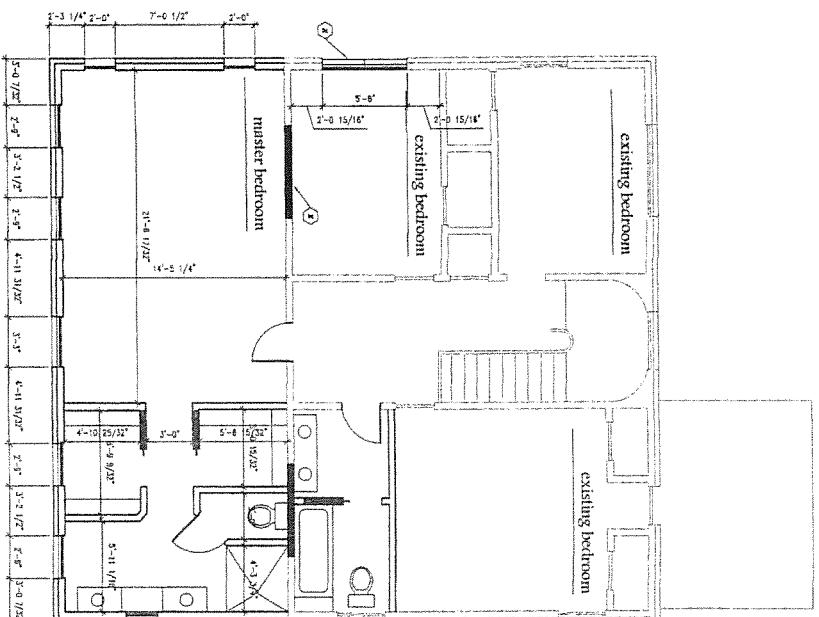
## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Project

ADDITION TO  
STRNAD  
RESIDENCE

WHEATON, ILLINOIS

Drawn By

卷之三

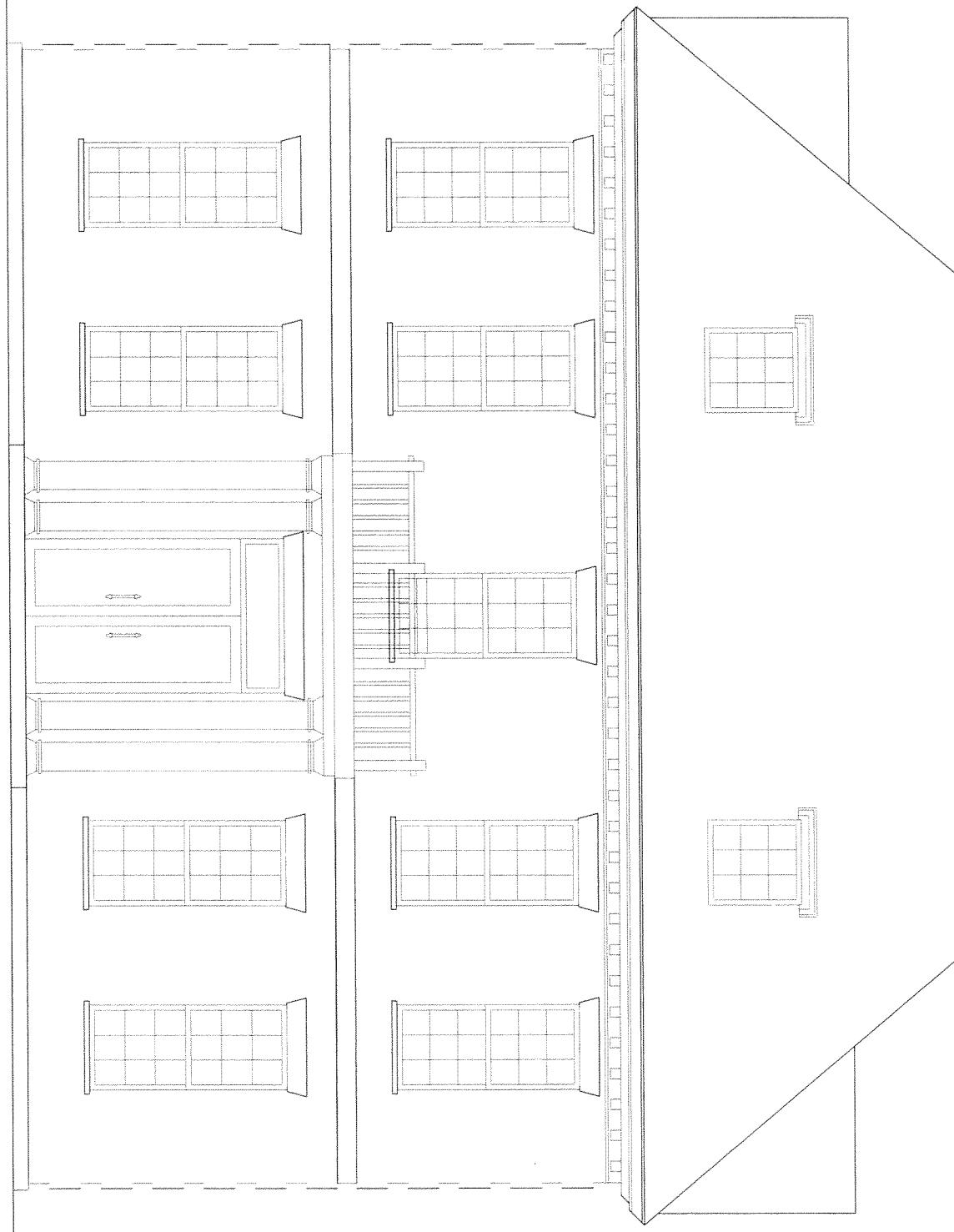
111

Date

1100

卷之三

NORTH ELEVATION - 122 W. MADISON AVE. - OPTION A

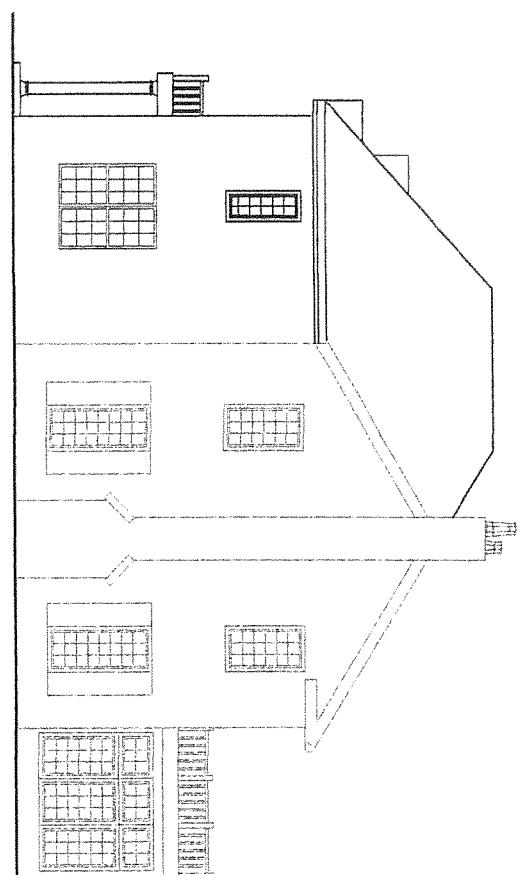


42.0



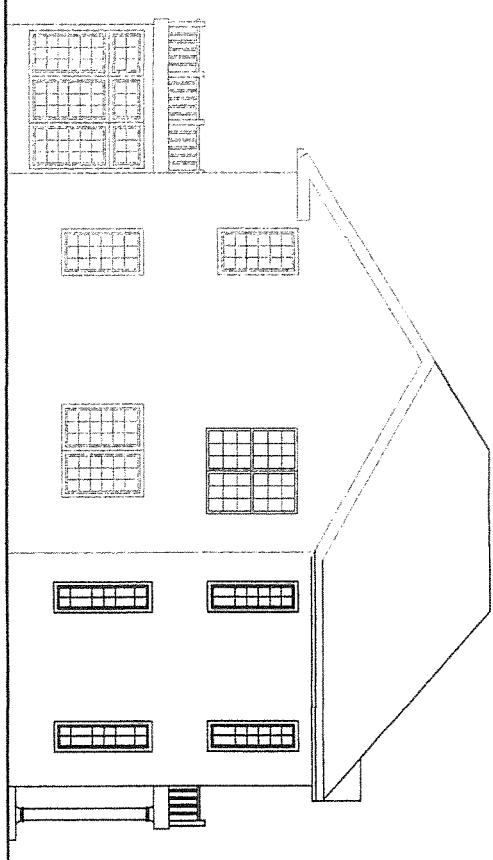
ENG INGING  
VON AMMER ENGINEERING, LLC  
122 W. MADISON AVE.  
WHEATON, ILLINOIS  
60187-7722  
VONAMMER@GMAIL.COM

KEYNOTES:  
1.



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

A2.1

Project	
ADDITION TO	
STRNAD	
RESIDENCE	
WHEATON, ILLINOIS	
Drawn By	
Checked By	
Date	07/08/2016
Sheet	

