

**ORDINANCE NO. F-1969**

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 520 W. INDIANA STREET -  
ARCHADECK OF CHICAGOLAND**

**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 patio with a rear yard setback of 15.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 520 W. 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 October 11, 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:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 15.0 feet in lieu of the required 25.0 feet is granted for a patio in full compliance with the site plan on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

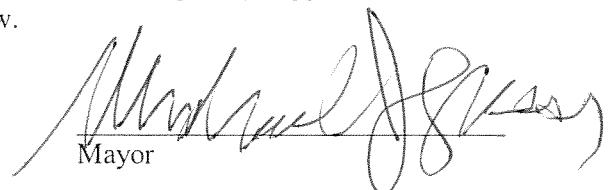
LOT 1 IN EVERGREEN PLACE, UNIT 1, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-419-031

The subject property is commonly known as 520 W. Indiana Street, 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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.



Mayor

ATTEST:



Shelly Scott-Horn  
City Clerk

Roll Call Vote

Ayes: Councilman Rutledge  
Mayor Pro Tem Suess  
Councilman Saline  
Councilman Scalzo  
Councilwoman Fitch  
Councilman Prendiville

Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

Passed: October 17, 2016  
Published: October 18, 2016

# MORRIS ENGINEERING, INC.

515 WARRENVILLE ROAD LILLY, ILLINOIS 60532  
MAIL PHONE (630)271-0770 SURVEY DEPT. PHONE (630)271-0664  
EMAIL SURVEY@PSPDIV1.COM WEBSITE PSPDIV1.COM

WOB

PLAT OF SURVEY

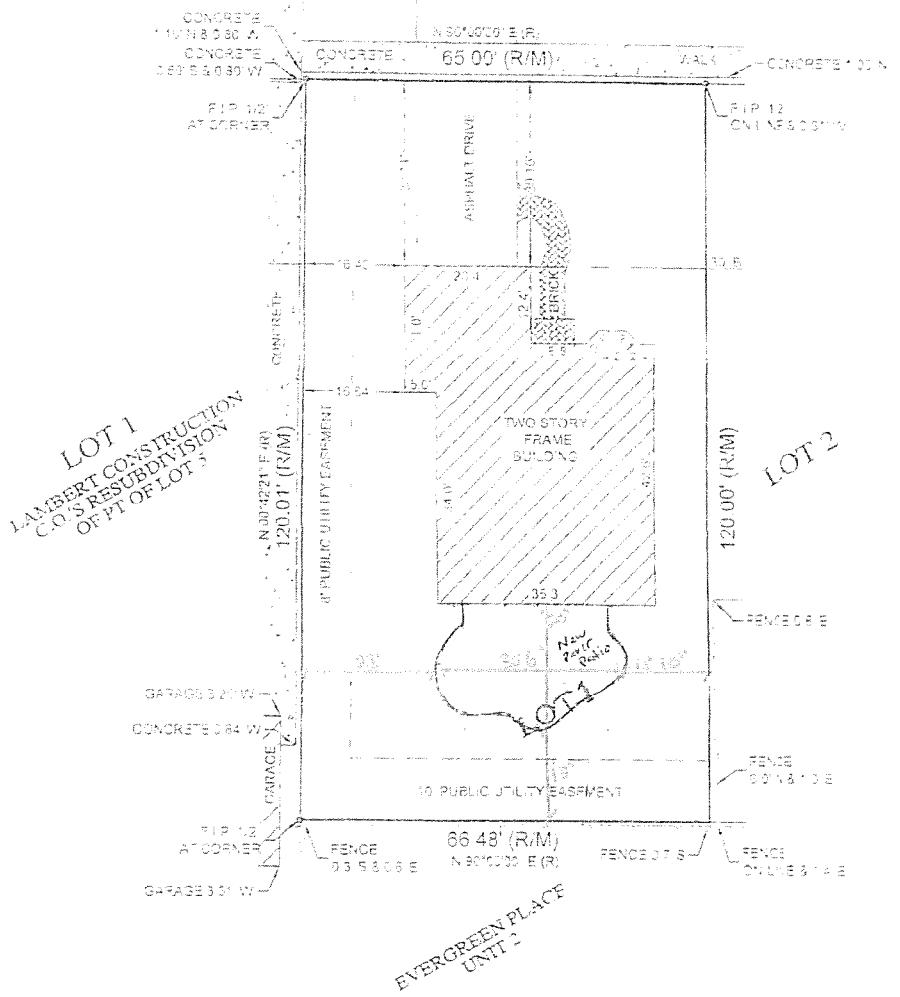
65

29 10 0 2  
BASIS OF READING  
SOUTHERLY RIGHT OF WAY LINE FOR A  
INDIANA STREET AS FOUND MONUMENTED AND  
OCUPIED PER RECORD SUBDIVISION  
N 28° 40' 00" E (R.)

LOT 1 IN EVERGREEN PLACE, UNIT 1, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

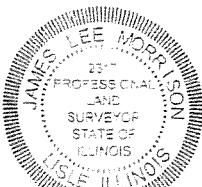
AREA OF SEARCH  
CONTAINING 7000 11 27 67 0.15 AUREO ROAD 22 1967

(B.R.C.A.)  
*W. INDIANA STREET*



I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEYOR'S DRAWING, AND THAT THE PLAT HERINB DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 938-2317  
LICENCE EXPIRATION DATE NOVEMBER 30, 2030  
C. HENRY BURGESS, REGISTRATION NO. 184-00015



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE B ELDING S SIZING (STICK FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT EASE.
- NO DIMENSIONS SHALL BE ANSWERED BY SCALING.

ADDRESS COMBINE WITH AS 500 W. INDIANA STREET

2024 RELEASE UNDER E.O. 14176

2015-05-05 10:00:00 2015-05-05 10:00:00 2015-05-05 10:00:00

