

**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:

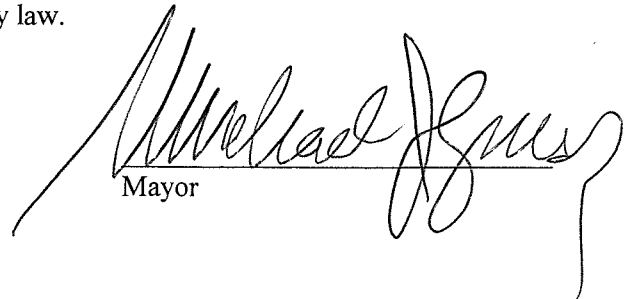
LOT 10 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S CIRCLE AVENUE SUBDIVISION, OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169325, IN DUPAGE COUNTY,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

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

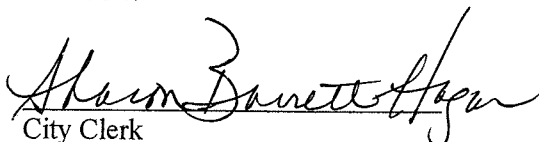
The subject property is commonly known as 14 Circle Avenue, Wheaton, IL 60187.

**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

  
Mayor

ATTEST:

  
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

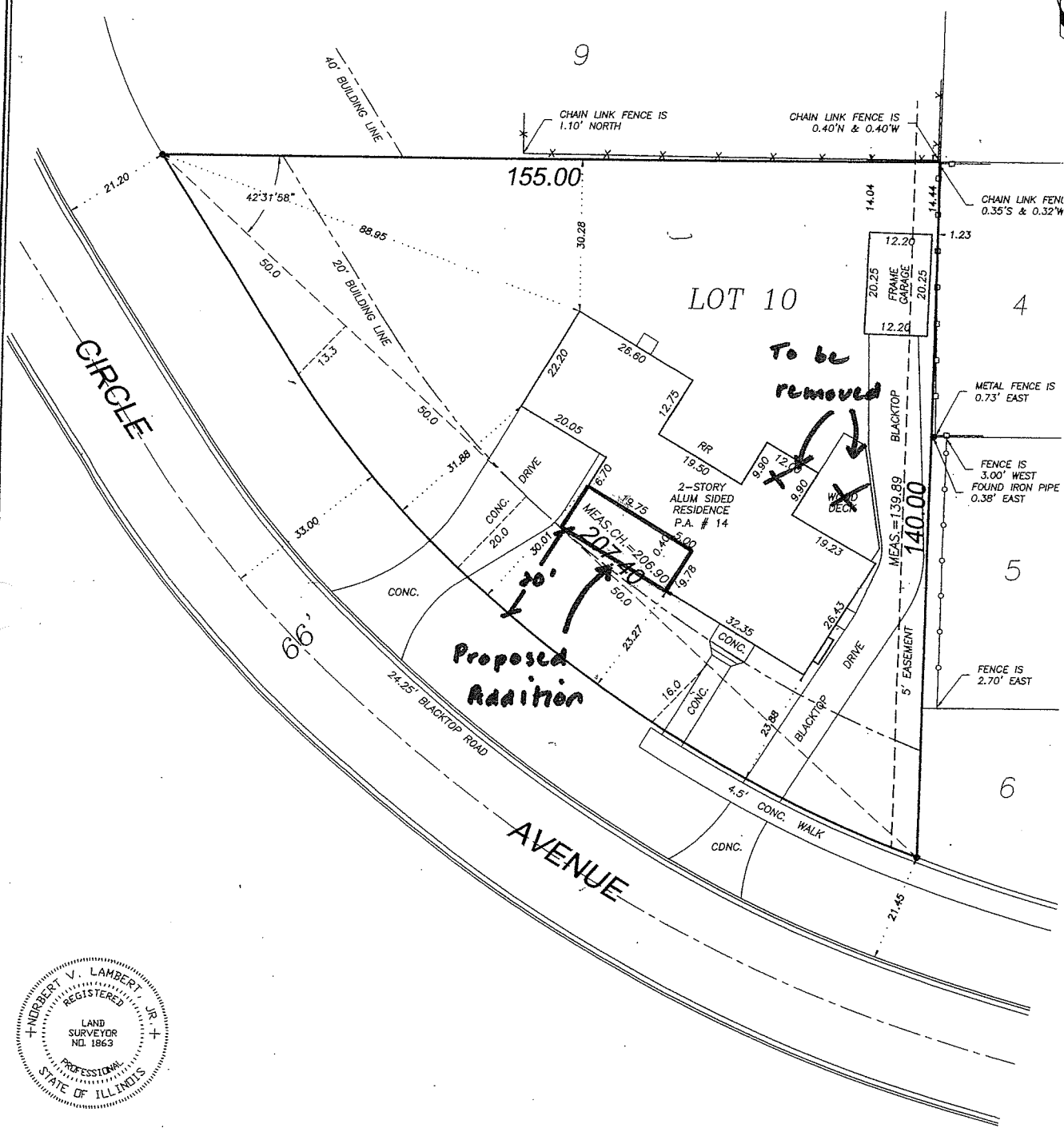
Published: February 23, 2011

# 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 } S.S.  
 COUNTY OF DU PAGE }

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.

MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 27TH DAY OF AUGUST, A.D. 2010.

*Robert V. Lambert, Jr.*  
 ILLINOIS LAND SURVEYOR NO. 1863

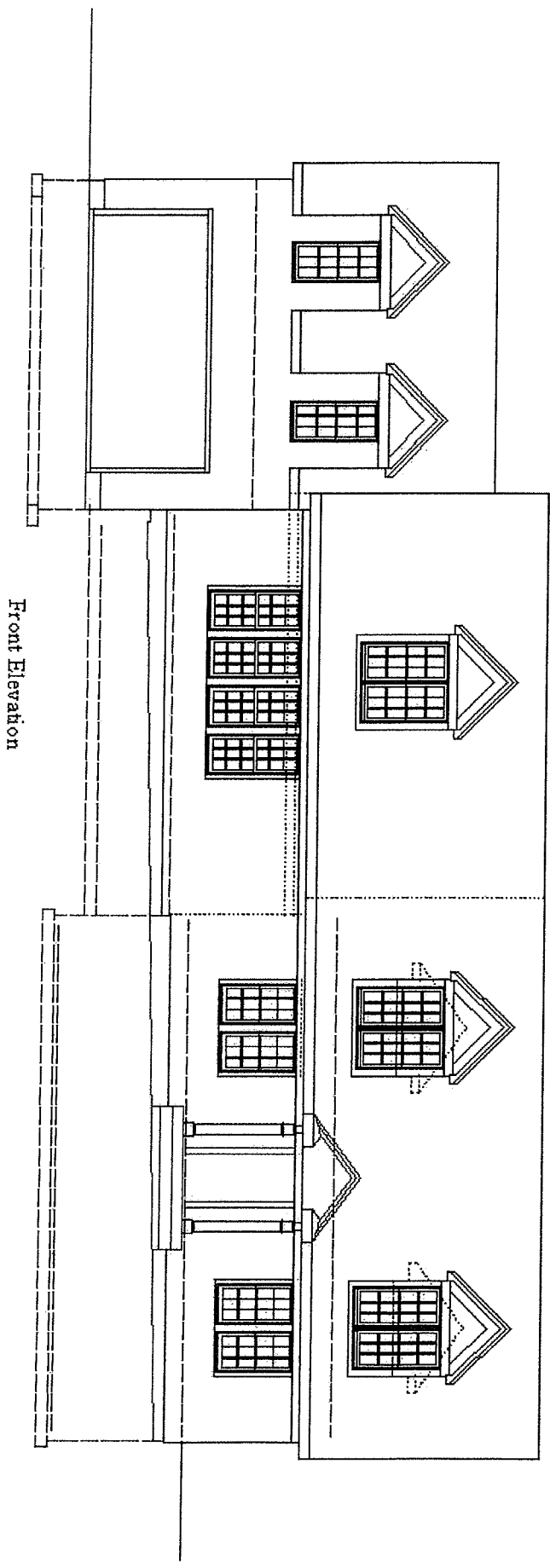
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

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

**LAMBERT & ASSOCIATES**  
 LAND SURVEYORS  
 320 SOUTH REBER ST. WHEATON, ILL. 60187  
 PHONE: (630) 653-6331 FAX: (630) 653-6396

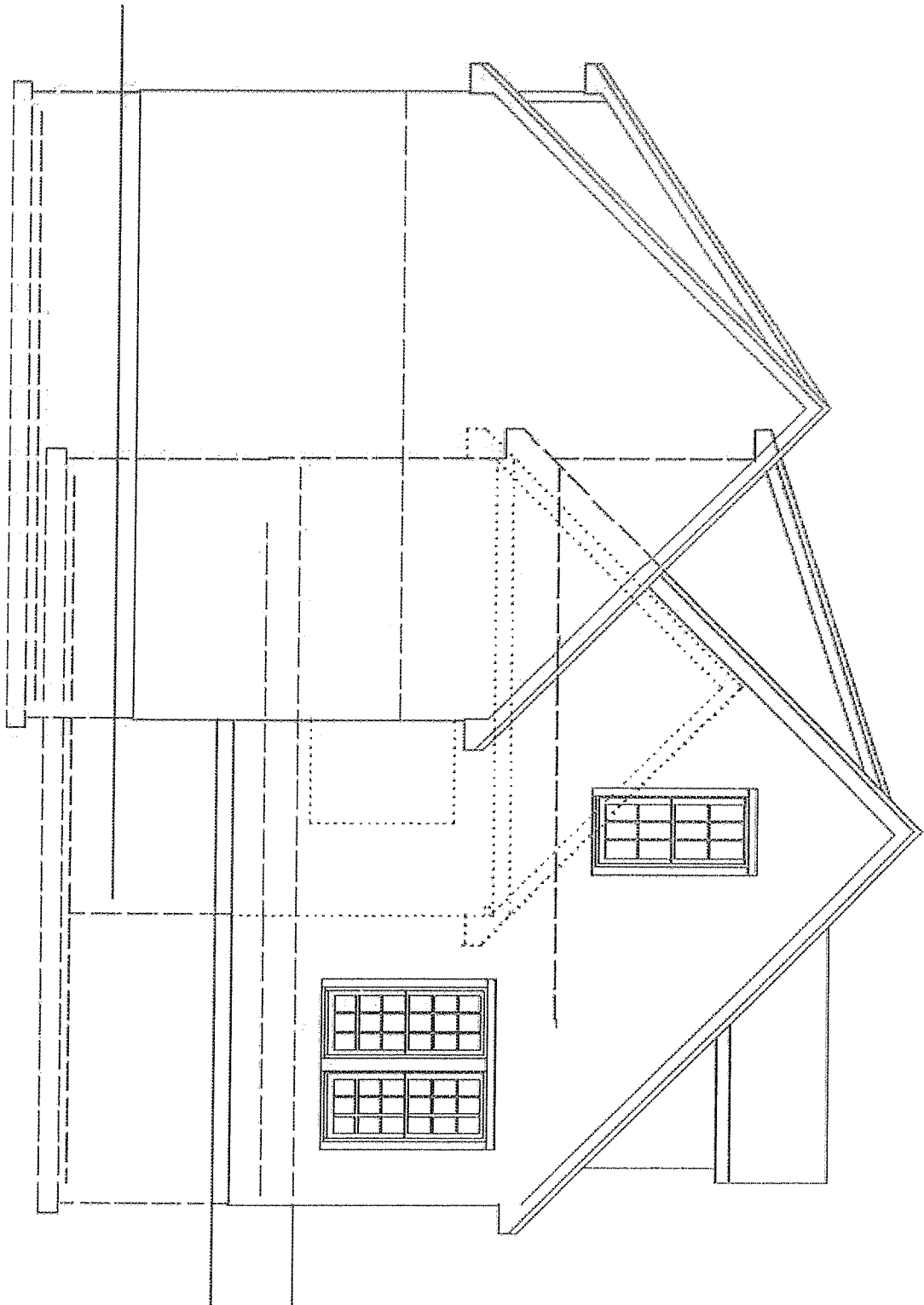
- = FOUND IRON STAKE
- = SET IRON STAKE

November 19, 2010



Front Elevation

November 19, 2010



End Elevation

November 19, 2010

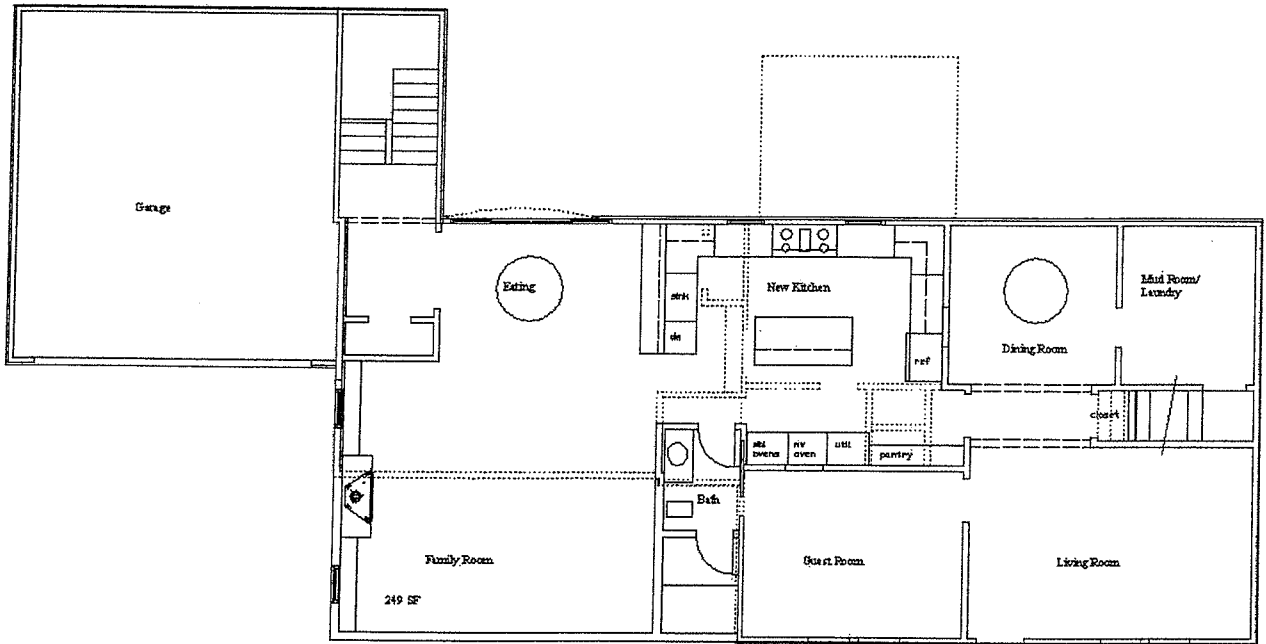
SmartZone Communications Center

First Floor Plan

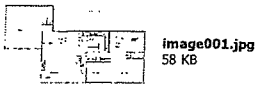
From : Ronald Creswell <rcresw@earthlink.net>  
Subject : First Floor Plan  
To : grittners@comcast.net

Fri Nov 19 2010 12:39:16 PM  
1 attachment

This should have most of the changes we discussed.



Option A 1st Floor Plan



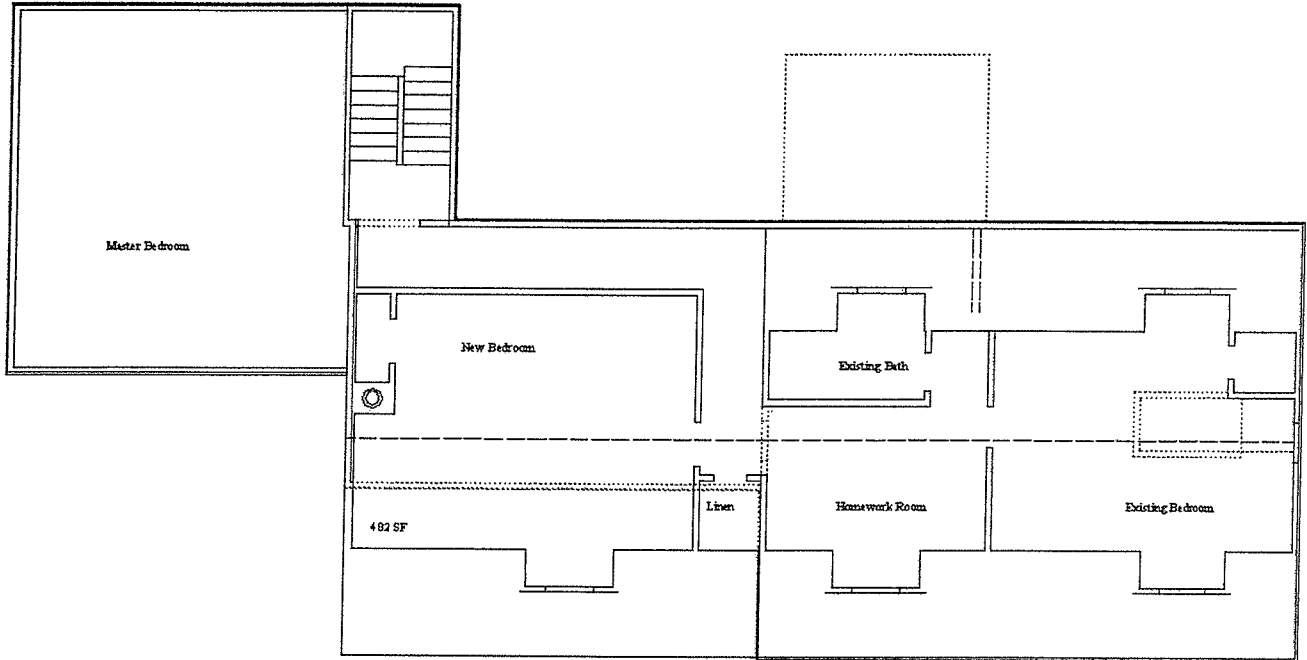
November 19, 2010

SmartZone Communications Center

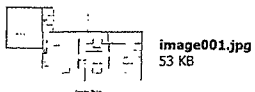
2nd floor

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

Fri Nov 19 2010 1:42:  
1 attac



Option A 2nd Floor Plan



C

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