

**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:

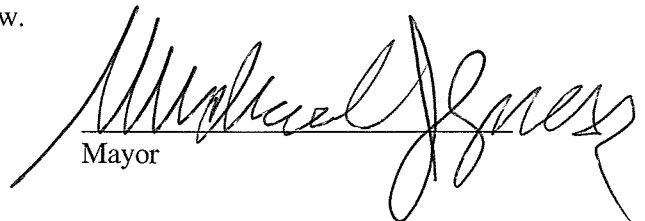
THAT PART OF LOT 23 OF COUNTY CLERK'S ASSESSMENT DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF INDIANA STREET, 60 FEET WEST OF 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

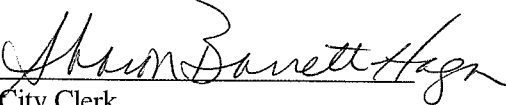
The subject property is commonly known as 314 East Indiana Street, Wheaton, Illinois 60187.

**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.

  
Mayor

ATTEST:

  
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

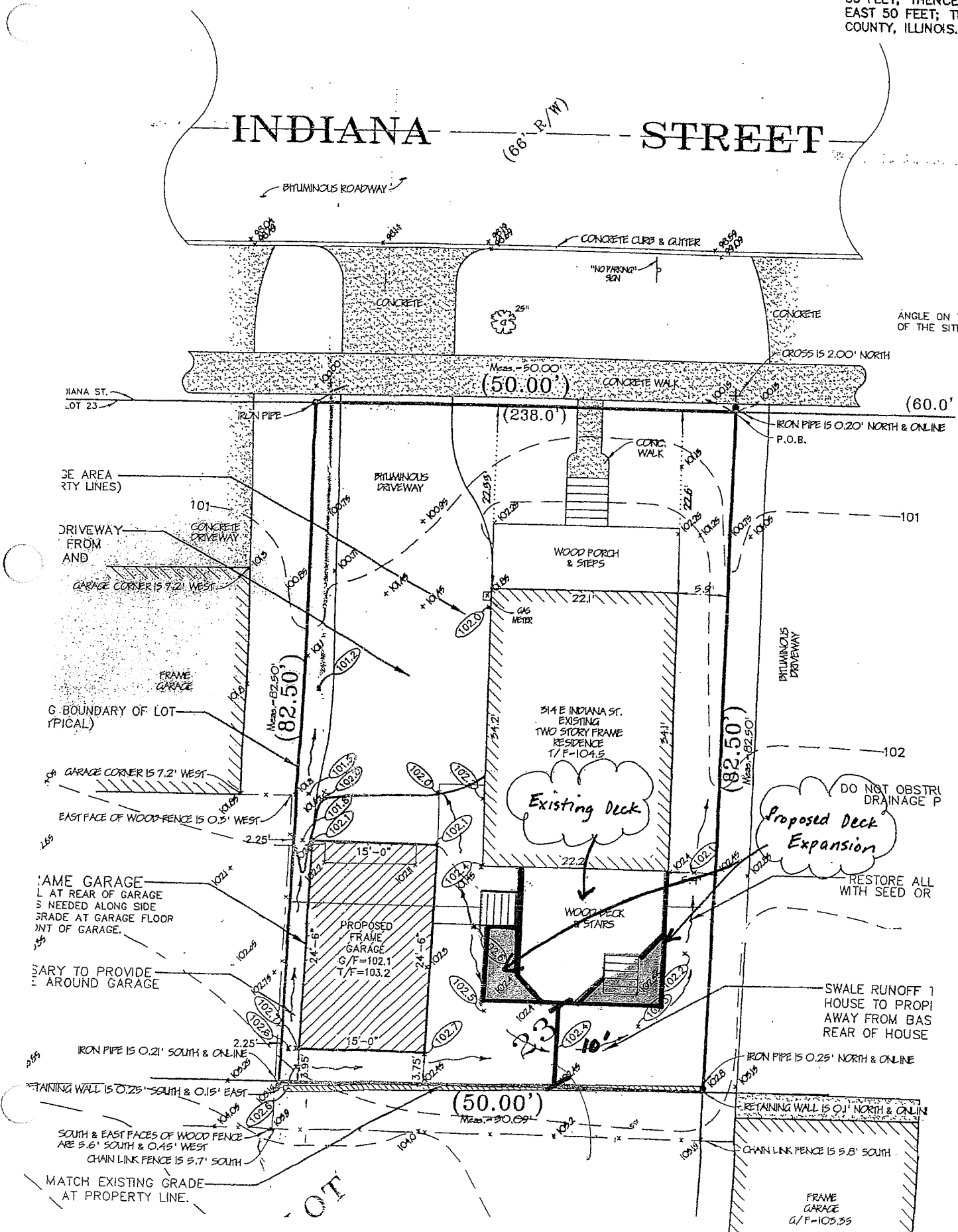
SITE BENCHMARK ELEV.=100.00  
 CROSS CUT 2.00' NORTH OF THE  
 NORTHWEST CORNER OF LOT.

PL 1

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

# INDIANA STREET

(66' R/W)



ANGLE ON  
 OF THE SITI

DO NOT OBSTR  
 DRAINAGE P

RESTORE ALL  
 WITH SEED OR

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

FRAME GARAGE  
 L AT REAR OF GARAGE  
 S NEEDED ALONG SIDE  
 GRADE AT GARAGE FLOOR  
 JUNT OF GARAGE.

BARY TO PROVIDE  
 AROUND GARAGE

IRON PIPE IS 0.21' SOUTH & ONLINE  
 RETAINING 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.

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" OC.

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

2 1/2'

EX. DECK  
OUTLINE

STAIRS

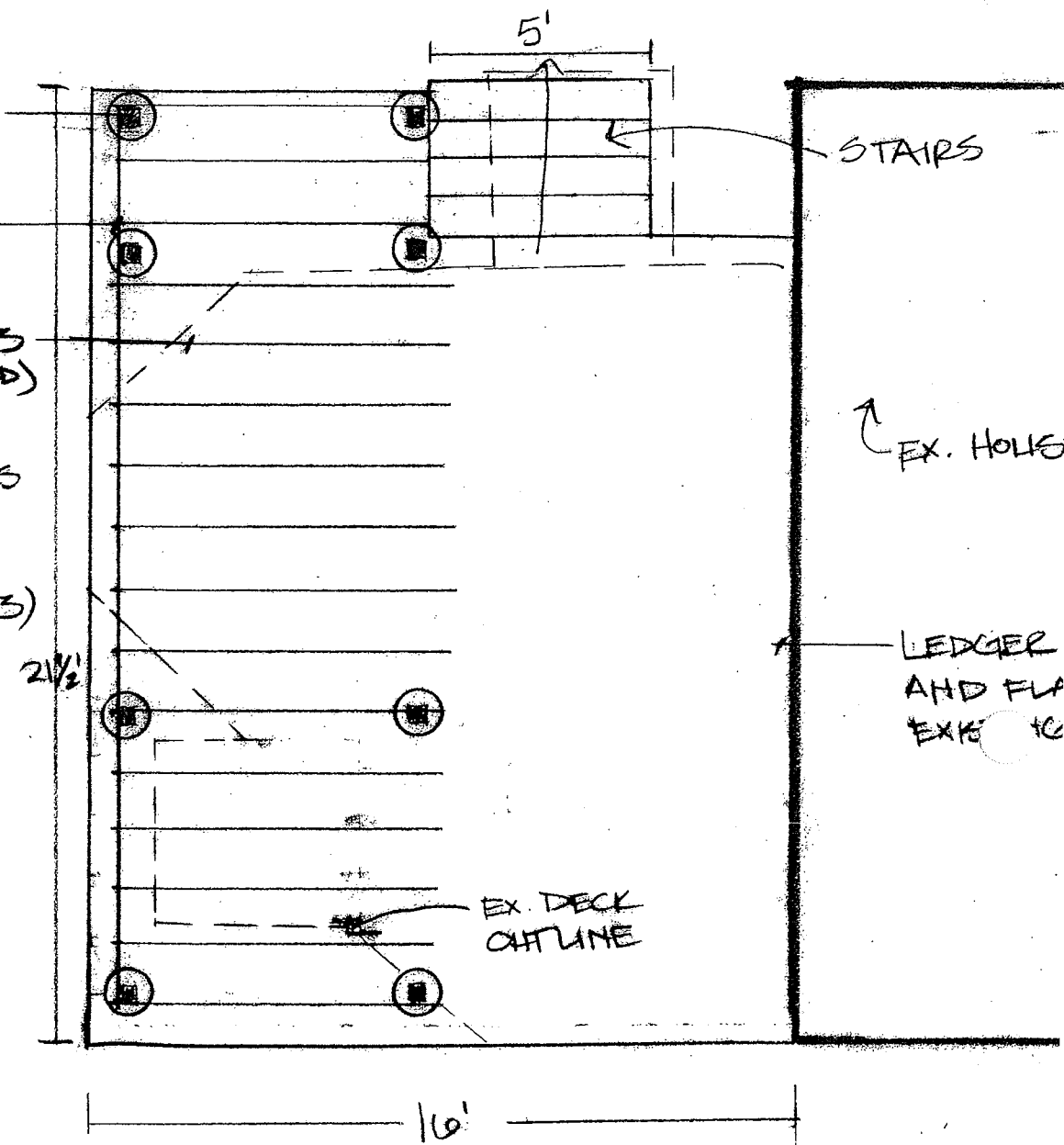
EX. HOLS

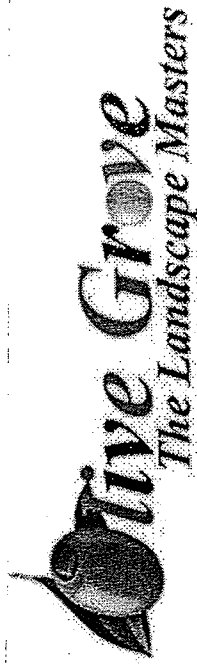
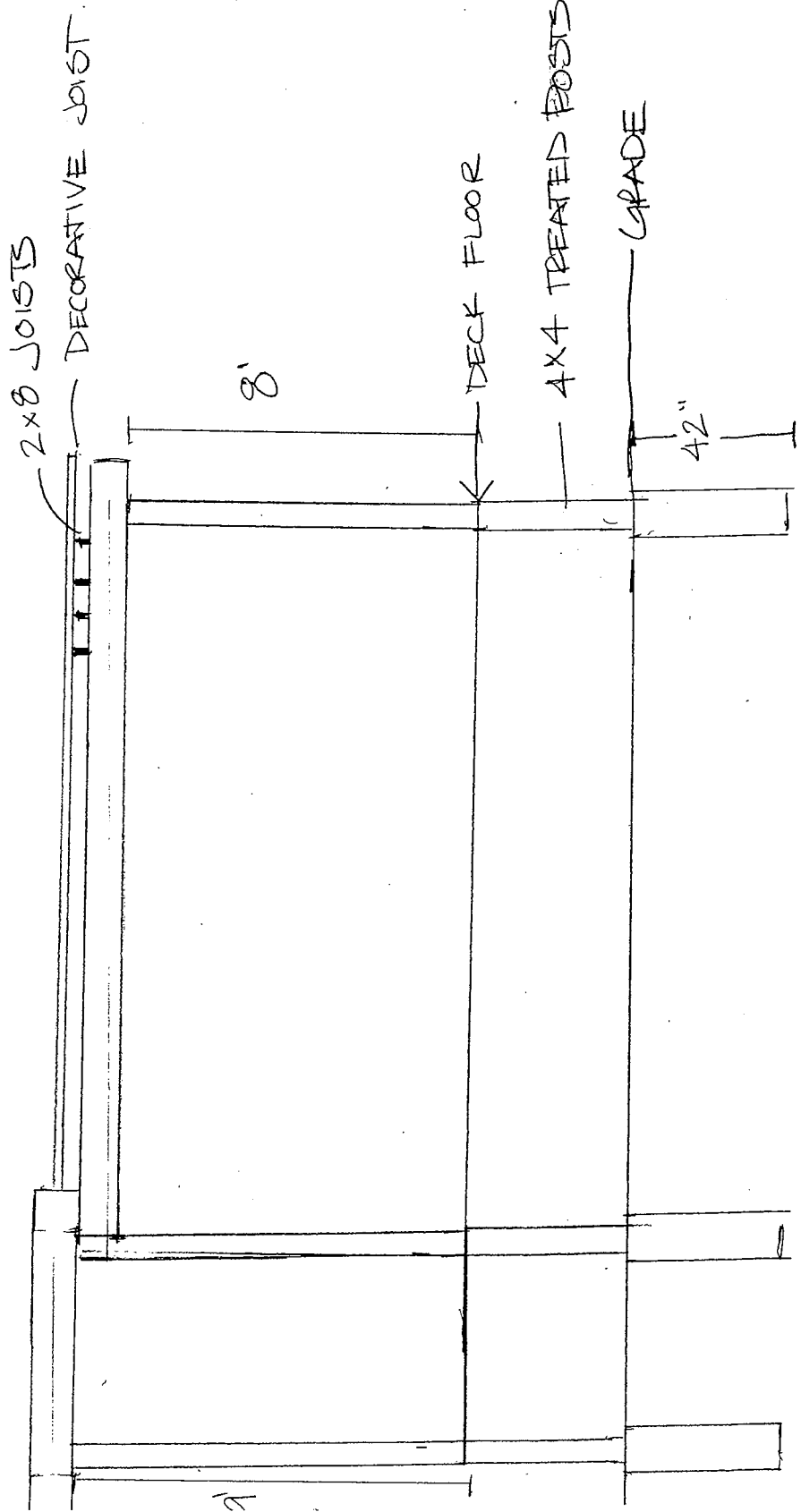
LEDGER  
AND FLY  
EXE

16'

# DECK REVISIONS PLAN

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: 1" = 4'-0" Bloomingdale, IL 60108  
 Date: JULY 15, 2011 www.oglandscaping.com  
 Sales: 52 PERGOLA DETAIL

2 1/2'

PERGOLA DETAIL

1" = 4'-0"

CEEDAR PICKET SPACING 4 1/2" O.C.

36" CEDAR RAILING

DECKING- CEDAR 1 1/4 x 6

DOUBLE 2x10 TREATED BEAM WITH 2 BOLTS

POST WITH 2 BOLTS

TREATED FLOOR JOIST (2x8) GRADE

4x4 TREATED POST

POST ANCHOR

EX. LEDGER, JOIST HANGER, LEDGER BOLT & FLASHING

EX. HOUSE

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CROSS SECTION  
DETAIL

1" = 4'-0"

STAIR  
RAILING

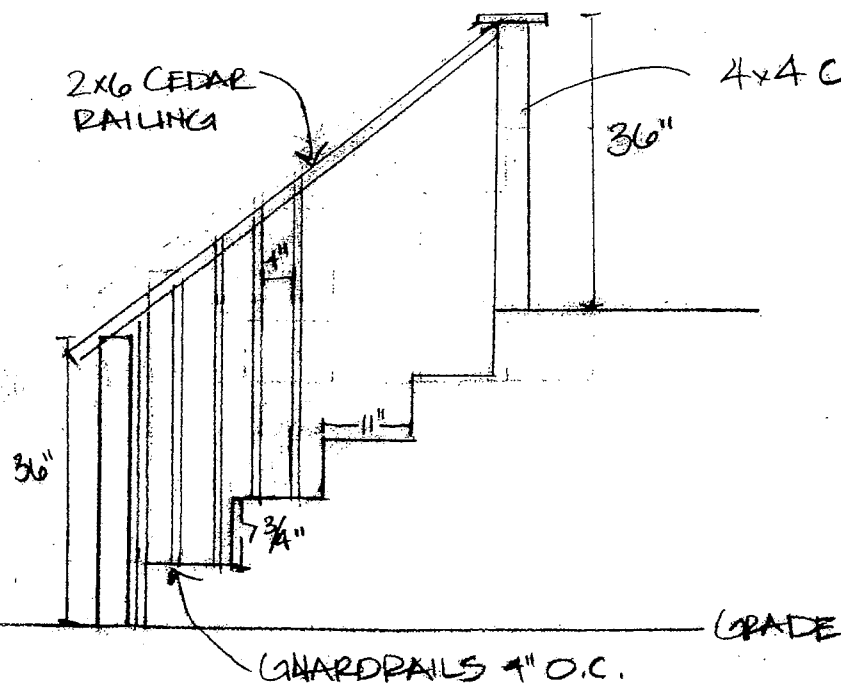
2x6 CEDAR RAILING

4x4 CEDAR POST

36"

STAIR  
DETAIL

1" = 2'-0"



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Sales: SZ **DETAIL DRAWING**