

ORDINANCE NO. F-1601

AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 114 WEST FRANKLIN STREET –
FRYE

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 10.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 114 West Franklin 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 November 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 rear yard setback of 10.0 feet in lieu of the required 25.0 feet is granted for a patio in full compliance with the site plan and drainage plan on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

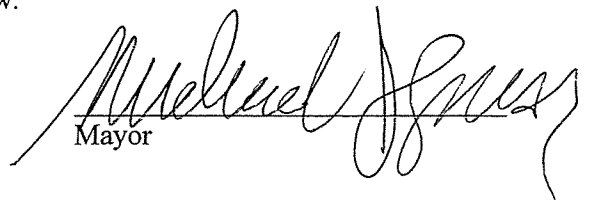
THE WEST 66.0 FEET OF THE NORTH 132.0 FEET OF THE EAST 198.0 FEET OF BLOCK 1 OF MALLORY'S ADDITION TO WHEATON IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-121-015

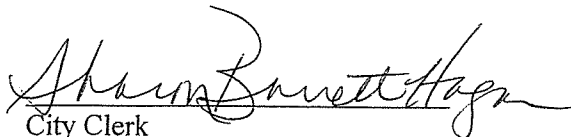
The subject property is commonly known as 114 West Franklin Street, Wheaton, Illinois 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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
Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti

Nays: None

Absent: Councilman Suess

Motion Passed Unanimously

Passed: November 21, 2011
Published: November 22, 2011

SITE BENCH MARK
RIM OF STORM MANHOLE
ELEV. = 100.00 (ASSUMED)

FRANKLIN 8" SANITARY SEWER

T/C 99.46 T/C 99.64 T/C 100.25 T/C 100.50

POWER POLE

B. BOX 100.34

FOUND IRON ROD

CONCRETE 99.55 99.77 100.30 100.68 100.89 101.23

DRIVE

DRIVE

DEED GAP M=132.19 D=132.0 E.LINE OF W. 165 FT. OF BLOCK 1

STOCKADE FENCE 132.00

RESIDENCE T/F=102.45

2 STORY FRAME RESIDENCE T/F=103.97

FRAME GARAGE T/F=103.97

Proposed Patio

SHED

D=66.00 M=66.05

FRAME GARAGE

FEN. COR. 15 0.85 E

FEN. ANGLE 15 0.5 E

FEN. ANGLE 15 0.55 E

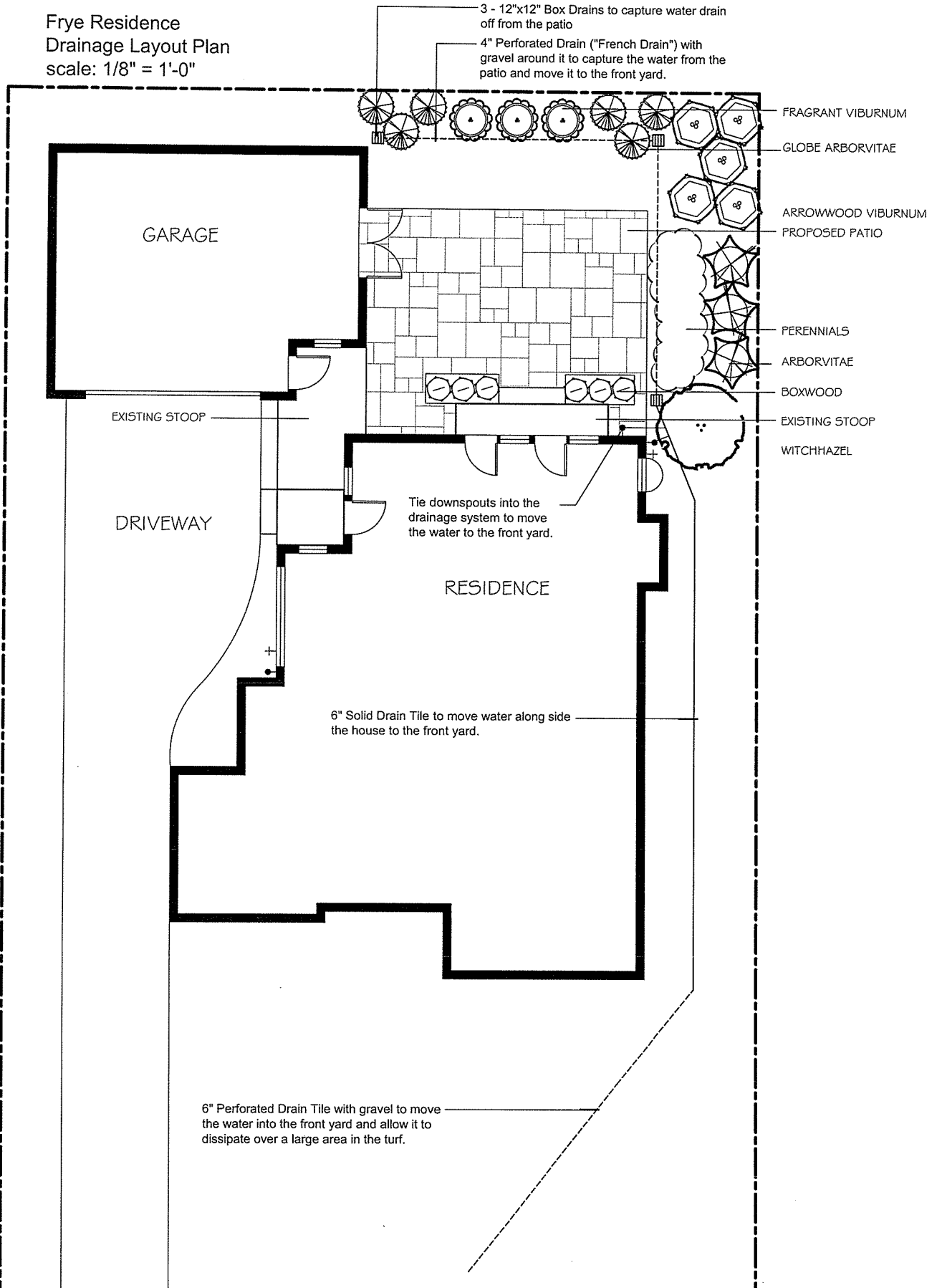
FEN. END 15 0.15 E

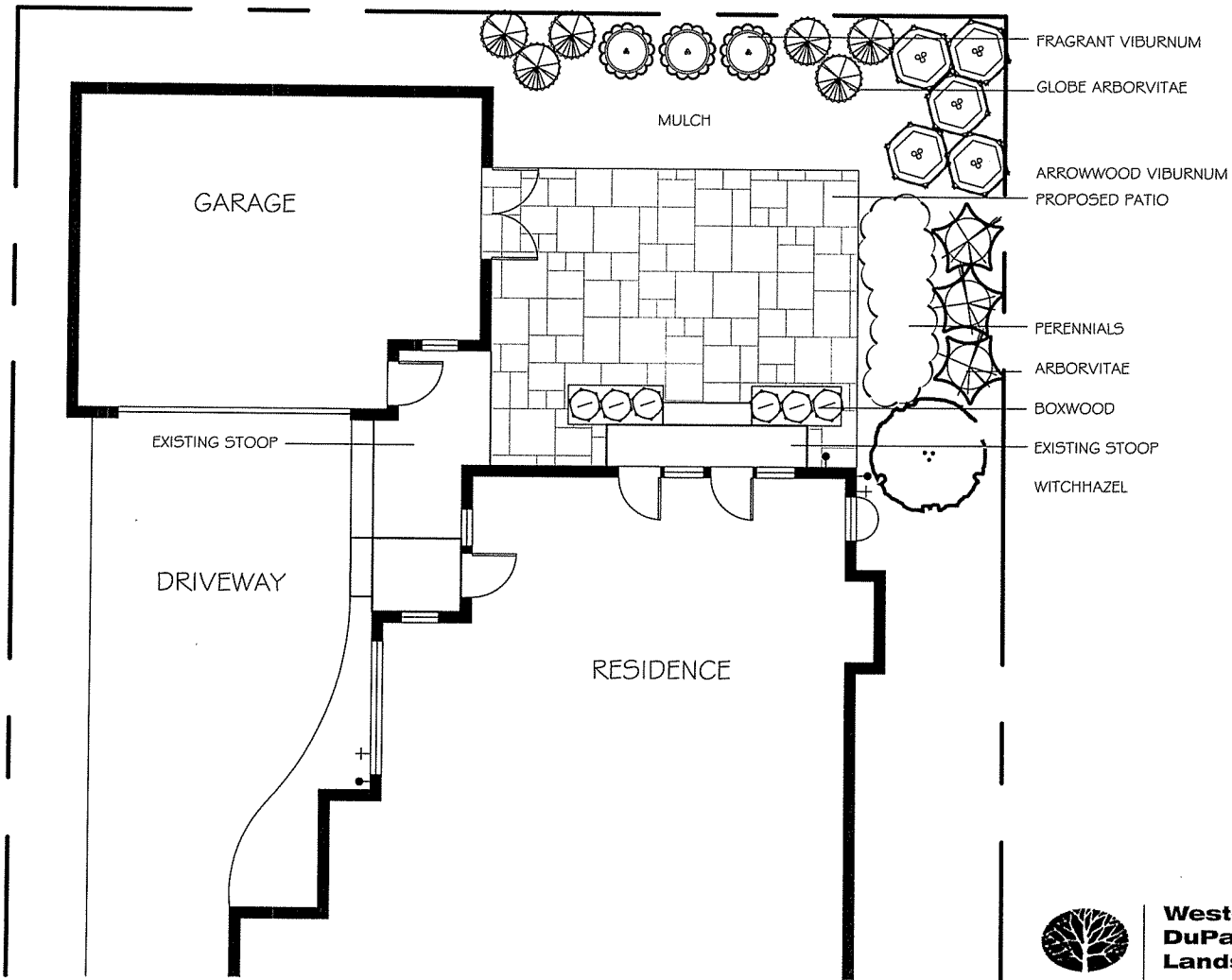
FEN. 15 2.1 + 0.7

FEN. COR. 13 0.10 N + 0.15 E

OK

Frye Residence
 Drainage Layout Plan
 scale: 1/8" = 1'-0"





**Landscape
Development Plan**

**FRYE
RESIDENCE**

114 W. Franklin Street
Wheaton, Illinois

sheet:

date: 19 AUGUST 2011

project no.:

drawn: TM
checked: MH

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



north:



revisions:



**Western
DuPage
Landscaping, Inc.**