

ORDINANCE NO. F-2026

AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 1111 MARCEY AVENUE -
GARVEY

WHEREAS, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a deck 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 1111 Marcey Avenue, Wheaton, Illinois 60189; 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 July 25, 2017 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 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:

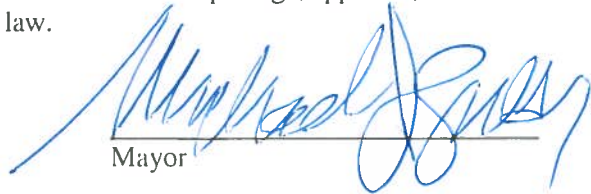
LOT 25 IN WESTHAVEN, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1956 AS DOCUMENT 802167, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-101-014

The subject property is commonly known as 1111 Marcey Avenue, Wheaton, IL 60189.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Suess
Councilman Barbier
Councilwoman Fitch
Councilman Prendiville
Mayor Gresk
Councilman Rutledge
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

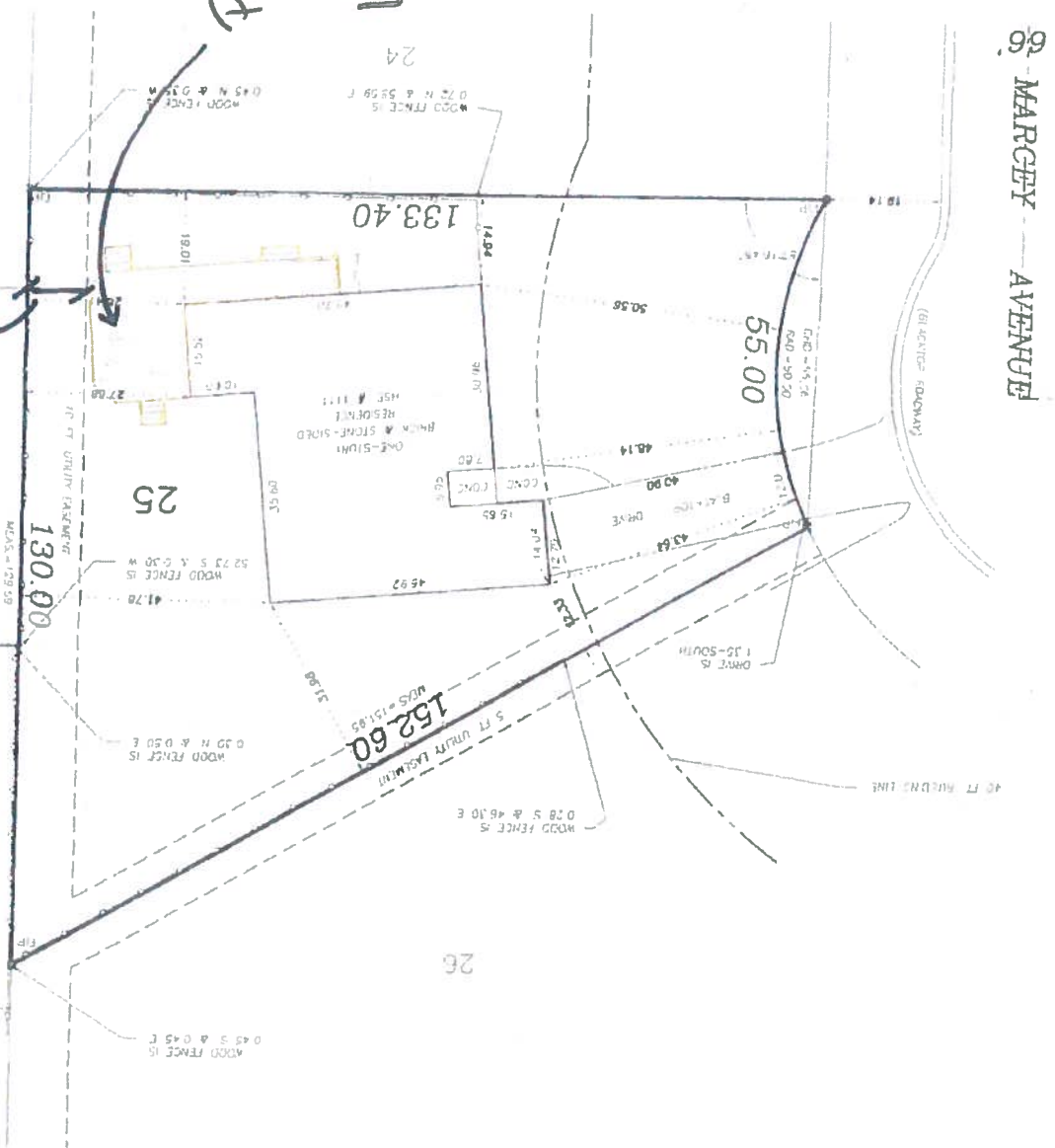
Passed: August 7, 2017
Published: August 8, 2017

LAMBERT & ASSOCIATES
 LAND SURVEYORS
 955 W LIBERTY DR WHEATON, ILL. 60157
 PHONE: (630) 653-6331 FAX: (630) 653-6396

(DRAWN BY: NORA DANIEL) ORDER NO. 17 E. 24 1/2" NO. 17-0337

Proposed Deck
 1111 Marcey Ave.
 Wheaton, IL 60189

THIS PLAN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED ABOVE AND THAT THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT OF 1897 AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RESTRICTIONS AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS.

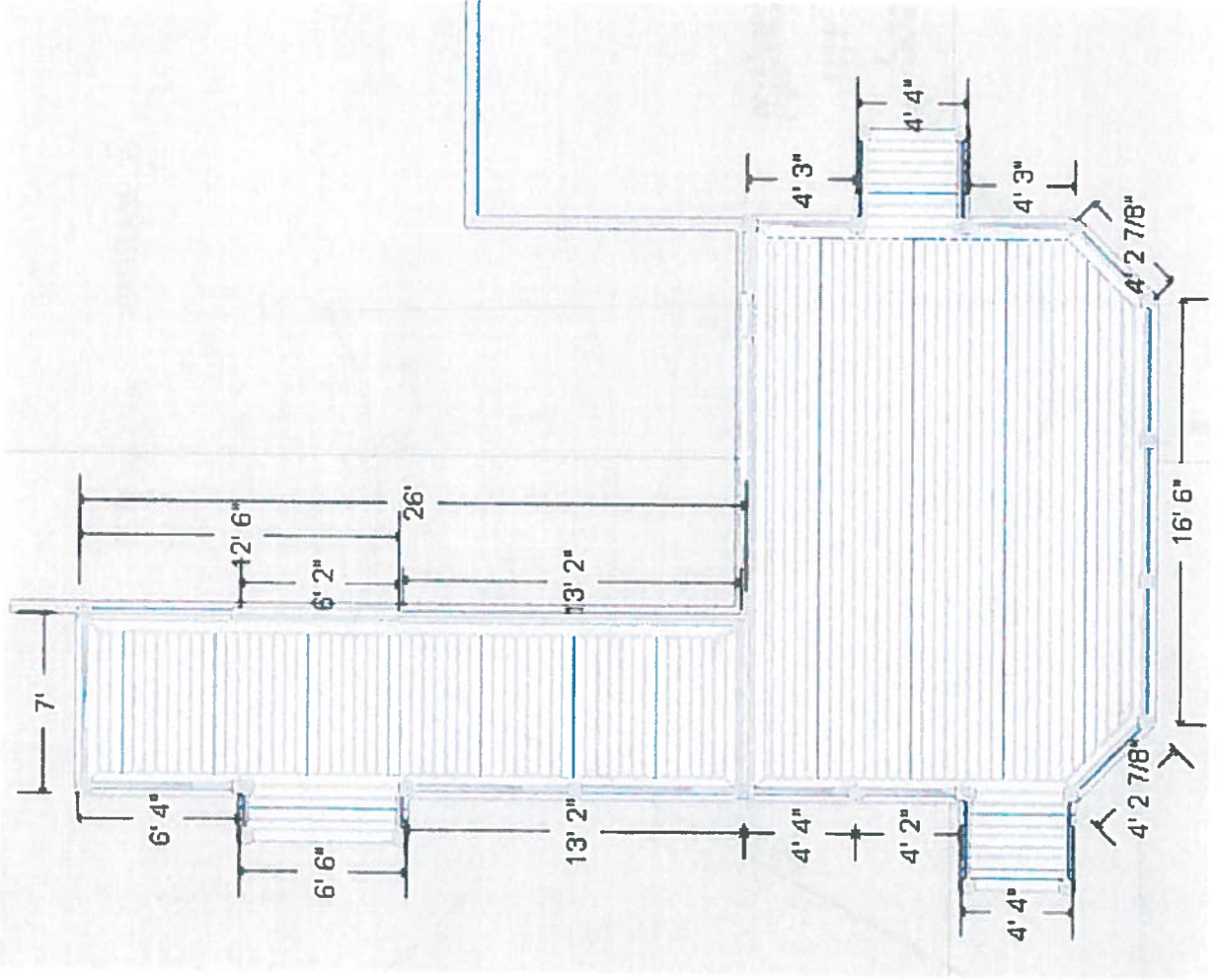


SECTION 25 IN WESTHAL, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1955 AS DOCUMENT 802157, IN DUPage COUNTY, ILLINOIS.

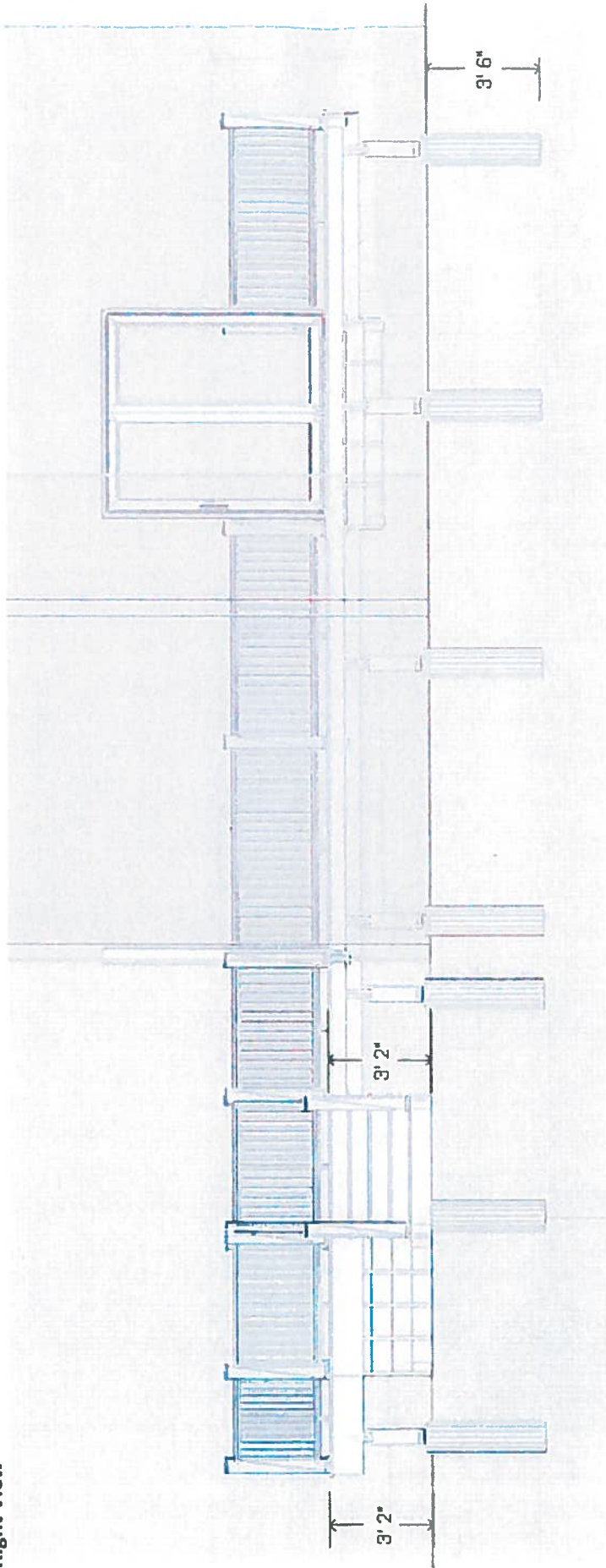
1111 Marcey Ave
Wheaton, IL 60189

Garvey Residence Deck Design #7

Top View Plan



Right View-



Front View-

