

**ORDINANCE NO. F-1189**

**AN ORDINANCE GRANTING A SIDE YARD SETBACK ABUTTING  
KELLE COURT ON THE PROPERTY COMMONLY KNOWN AS  
2219 KINGSTON DRIVE/GILBERT**

**WHEREAS**, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction of a raised deck with a side yard setback abutting Kelle Court of 15 feet in lieu of the required 29.5 feet.; 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 June 27, 2006 to consider the variation request; and the Board 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 side yard setback abutting Kelle Court of 15 feet in lieu of the required 29.5 feet to allow the construction of a raised deck is granted in full compliance with the plans submitted on May 24, 2006, on the following-described real estate:

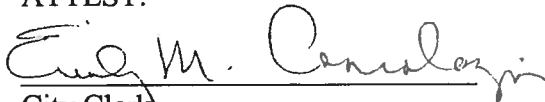
LOT 661 IN BRIARCLIFFE UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1971, AS DOCUMENT R71-15555, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-34-109-019

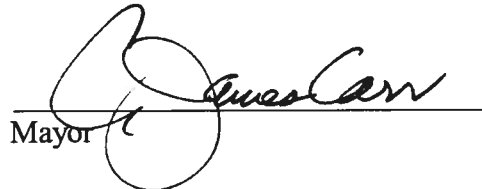
This property is commonly known as 2219 Kingston Drive, Wheaton, IL 60187.

**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Ayes:

Roll Call Vote  
Councilman Mouhelis  
Councilman Seuss  
Councilman Bolds

R2006-186773

Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Levine

Nays: None

Absent: None

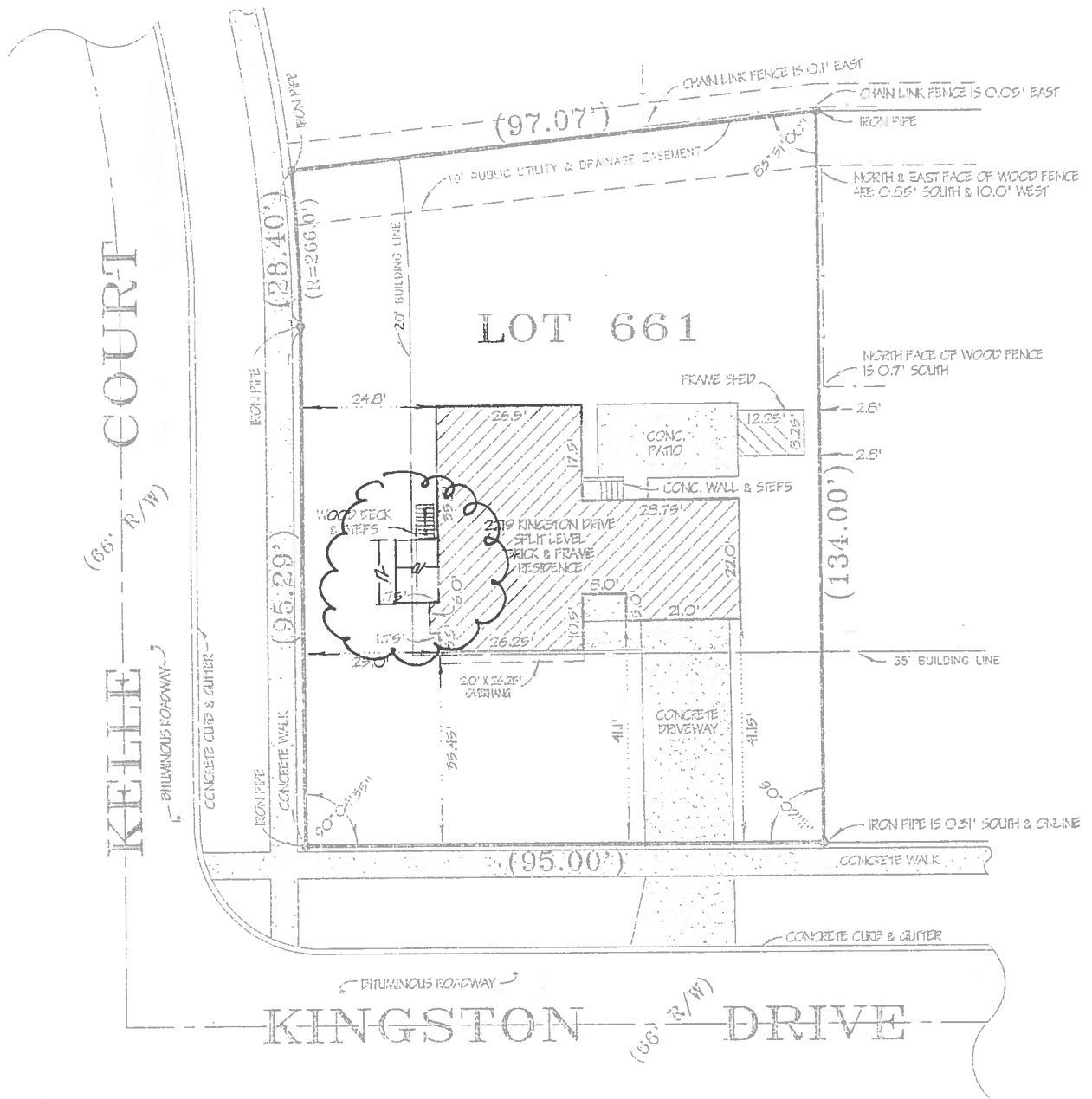
Motion Carried Unanimously

Passed: July 17, 2006  
Published: July 18, 2006

**LEGEND**  
 3 Monumentation Found  
 O Monumentation Set (RLS 35-2281)  
 (50') Record Dimension  
 - - - Fence Line

# PLAT OF SURVEY

LOT 661 IN BRIARCLIFFE UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF THE NORTH-WEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1971. AS DOCUMENT R71-15555, IN DU PAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 24th DAY OF MAY A.D. 2005  
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 02-2001.  
 MY LICENSE EXPIRES NOVEMBER 30, 2006

**NOTES**

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from located measurements made hereon.

**ALLEN D. CARRADUS** AND ASSOCIATES  
 Land Surveying, Land Planning, & Engineering Services  
 108 W. Liberty Drive, Wheaton, Illinois 60187  
 (630) 568-0416 (Fax) 653-7682

PREPARED BY: DENNIS W. HOORNSTRA, ATTORNEY  
 DATE: 01/24/05  
 SCALE: 1" = 20'  
 SHEET: 43-00  
 PRODUCT NO: 14553