

**ORDINANCE NO. F-1203**

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON  
PROPERTY COMMONLY KNOWN AS  
815 S. BLANCHARD STREET/SNYDER**

**WHEREAS**, written application has been made requesting a variation from the provisions of Article 24.5.2 of the Wheaton Zoning Ordinance to allow an existing swing set in the front yard with a setback of 8 feet along Pershing Avenue on certain property legally described herein and commonly known as 815 S. Blanchard Street, Wheaton, IL ("subject property"); 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, 2006, to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation, pursuant to certain conditions and requirements.

**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 determined by the Wheaton Planning and Zoning Board, a variation from the requirements of Article 24.5.2 of the Wheaton Zoning Ordinance is granted to permit an existing swing set in a front yard with a setback of eight (8) feet from Pershing Avenue in full compliance with the plans submitted with the application on the following-described real estate:

LOT 11 IN BLOCK 29 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-22-106-011

The subject property is commonly known as 815 S. Blanchard Street, Wheaton, IL 60187 ("subject property").


**Section 2:** It shall be a condition precedent to the effectiveness, and continuing effectiveness, of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

1. The Owner shall attempt to relocate the swing set closer to the house, subject to the approval of the Director of Planning and Economic Development; and
2. A landscape plan to screen the play equipment with landscape material from the south and east sides shall be submitted, subject to the approval of the Director of Planning and Economic Development.

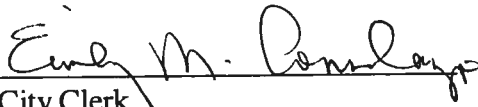
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

*P. 2006-186770*

**Section 4:** 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 Mouhelis  
Councilman Sues  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Levine

Nays: None

Absent: None

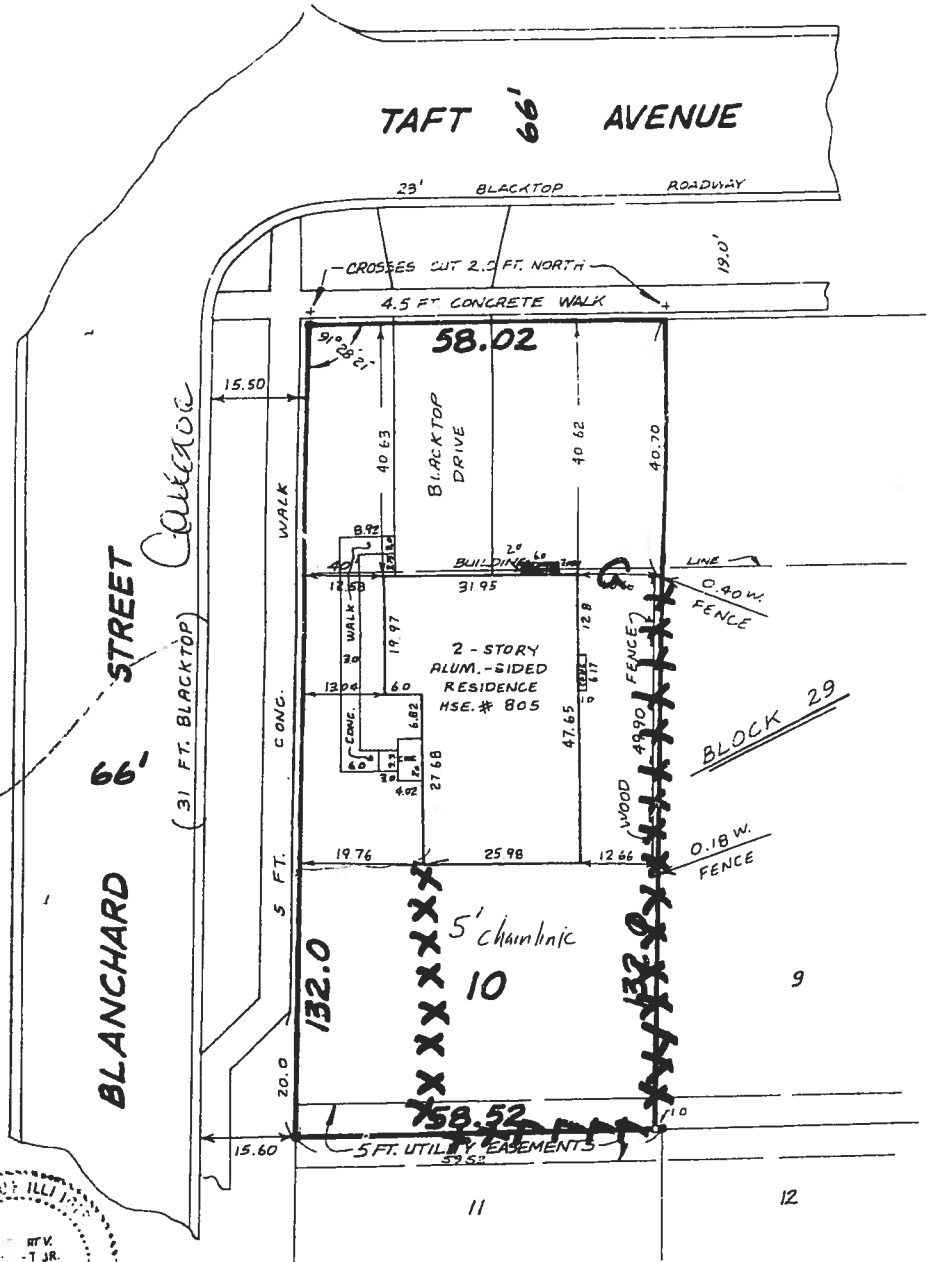
Motion Carried Unanimously

Passed: September 5, 2006  
Published: September 6, 2006

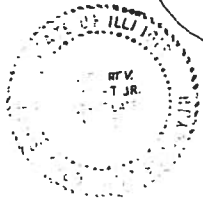
# PLAT OF SURVEY

IN BLOCK 29  
 OF LOT 10 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391 IN DE COKE COUNTY, ILLINOIS.

805 S. Blanchard



12.58  
 Setback



FINAL IMPROVEMENTS LOCATED *M/V*  
 3-21-97 00 B 97  
 ORDER NO. 07 C-266

ORDERED BY: ERIC BECK

FILE NO. 8

STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } 55

RESURVEYED AND ADDITIONAL  
 IMPROVEMENTS LOCATED:  
 2-23-00: *M/V*

STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } 55  
 BUILDINGS LOCATED AT  
 THIS 22<sup>ND</sup> DAY OF SEPTEMBER

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. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 22<sup>ND</sup> DAY OF SEPTEMBER, A.D. 1986.

• IRON STAKE FOUND  
 ○ IRON STAKE SET

*Eric Beck*  
 Illinois Land Surveyor

LAMBERT AND ASSOCI

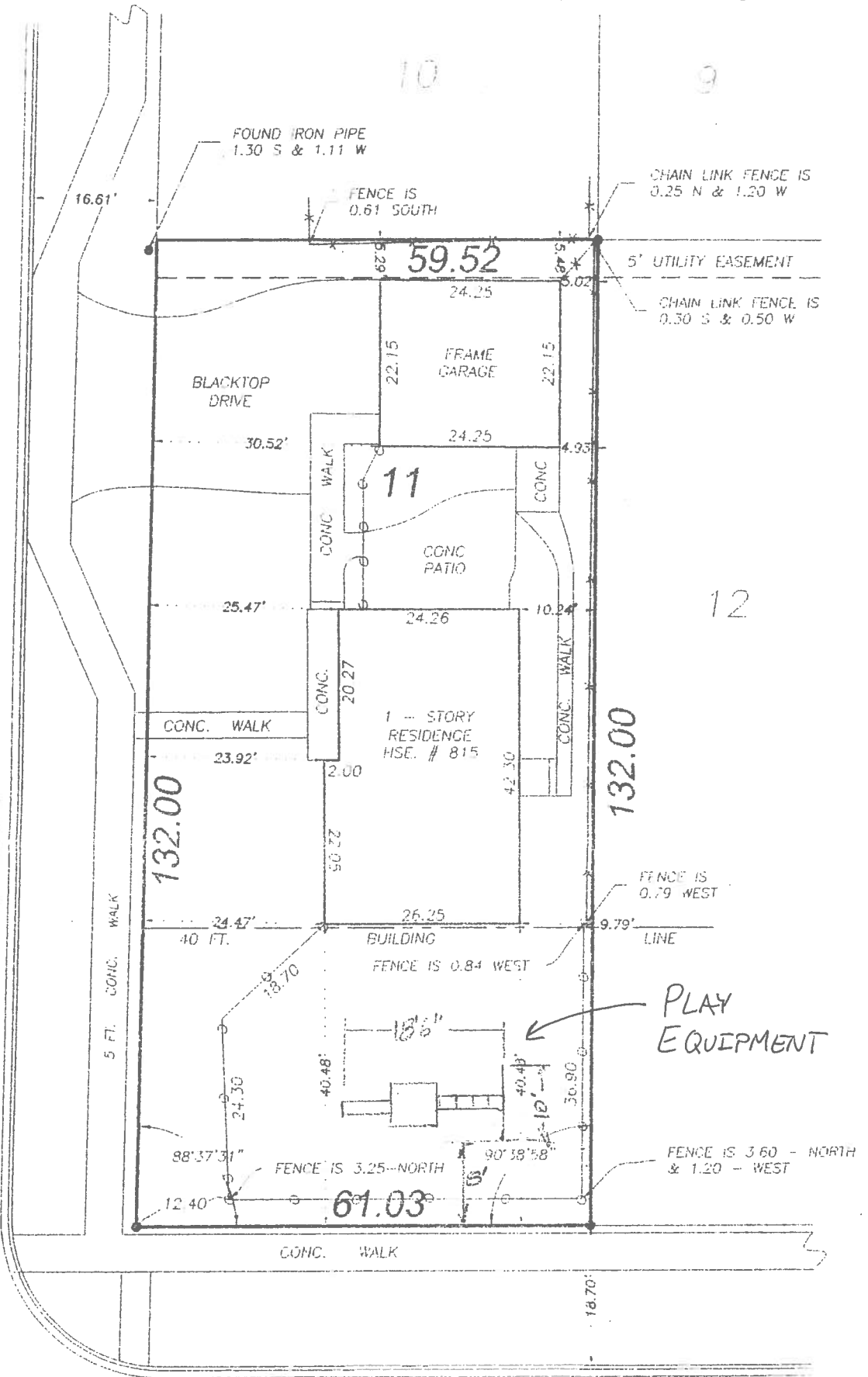
Block 29

BLANCHARD ROAD

BLACKTOP ROADWAY

PERSHING

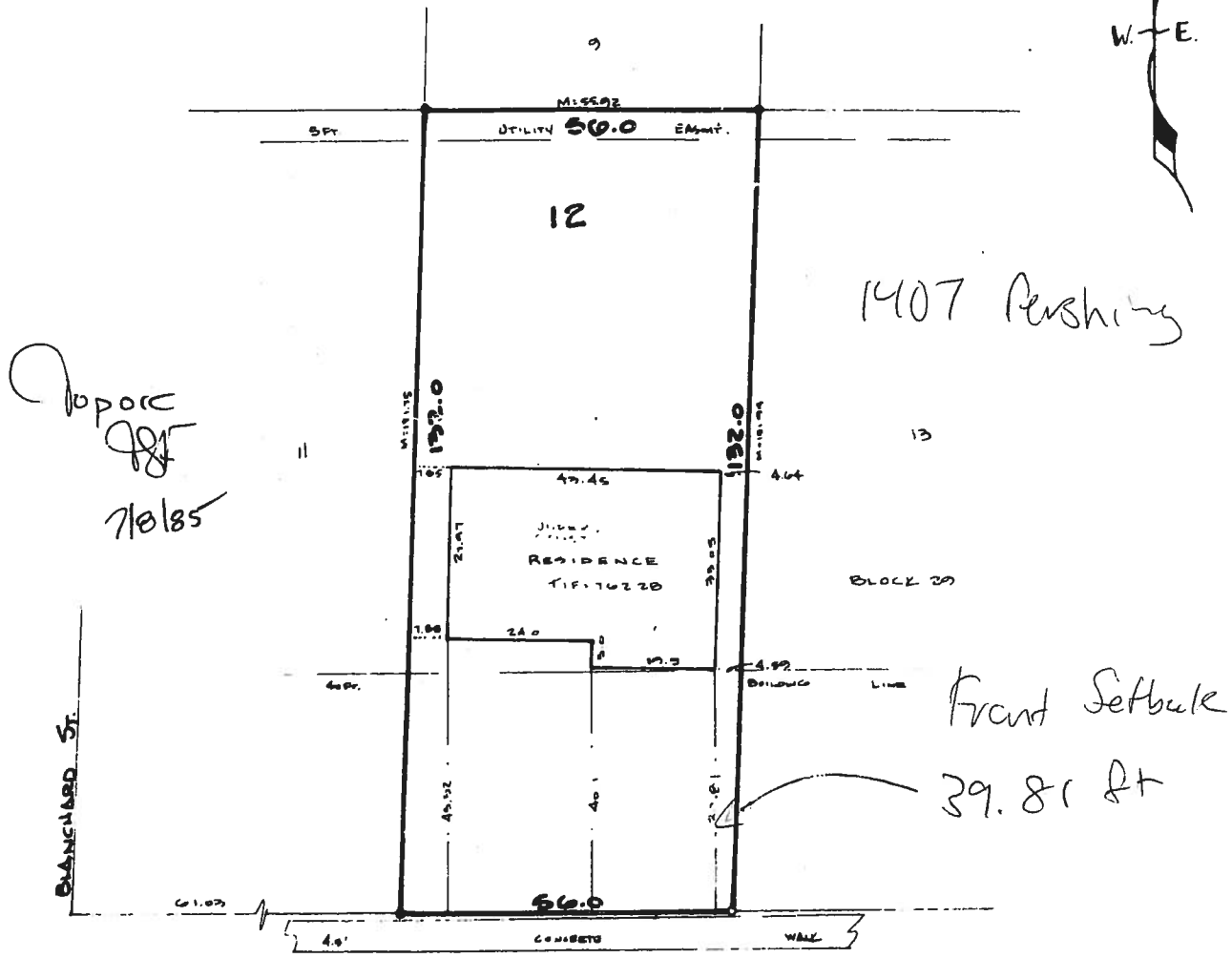
AVENUE



ALBERT

# PLAT OF SURVEY

OF LOT 12 IN BLOCK 29 IN WHEATON ESTATES, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1<sup>st</sup>, 1924 AS DOCUMENT 182391, IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS.



*POPC 987 7/10/85*

1407 Pershing

Front Setback  
39.81 ft

**1407 PERSHING AVE**

0  
 4' 0" 0" 0"  
 10' 0" 0" 0"  
 10' 0" 0" 0"

ORDERED BY SIEBERT & SOUSSELOFF

ORDER NO. 88-7

FILE NO. 83495

STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } ss

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. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 12<sup>TH</sup> DAY OF JUNE A.D. 1985

STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } ss

BUILDINGS LOCATED AS SHOWN ON THIS 2<sup>ND</sup> DAY OF JULY A.D. 1985

*Nedbert P. Lambert*  
 Illinois Land Surveyor No. 1834

0 IRON STAKE FOUND  
 0 IRON STAKE SET

**LAMBERT AND ASSOCIATES**