

**ORDINANCE NO. F-1295**

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION  
ON THE PROPERTY COMMONLY KNOWN AS  
1908 CAMBRIDGE LANE/NIECESTRO**

**WHEREAS**, written application has been made requesting a variation to Article 24.4.3 of the Wheaton Zoning Ordinance to allow the construction of a deck with a rear yard setback of 15 feet in lieu of the required 25 feet.

**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 August 14, 2007, 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 variation of 15 feet in lieu of the required 25 feet is granted in full compliance with the plans entitled "*Site Plan*," prepared by William F. Lorek, P.E., Civil Engineer, Glen Ellyn, IL, 60137, dated July 3, 2007, to allow the construction of deck on the following-described real estate:

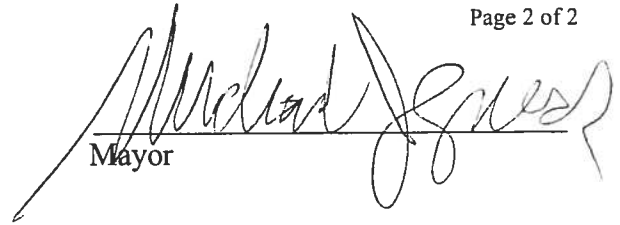
LOT 326 IN BRIARCLIFFE UNIT NO. TWO, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1969 AS DOCUMENT R69-47807, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-27-312-006

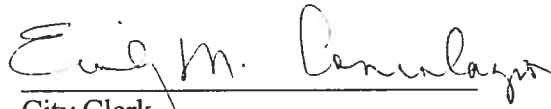
This property is commonly known as 1908 Cambridge Lane, Wheaton, IL 60187.

**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote:

Ayes: Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays: None

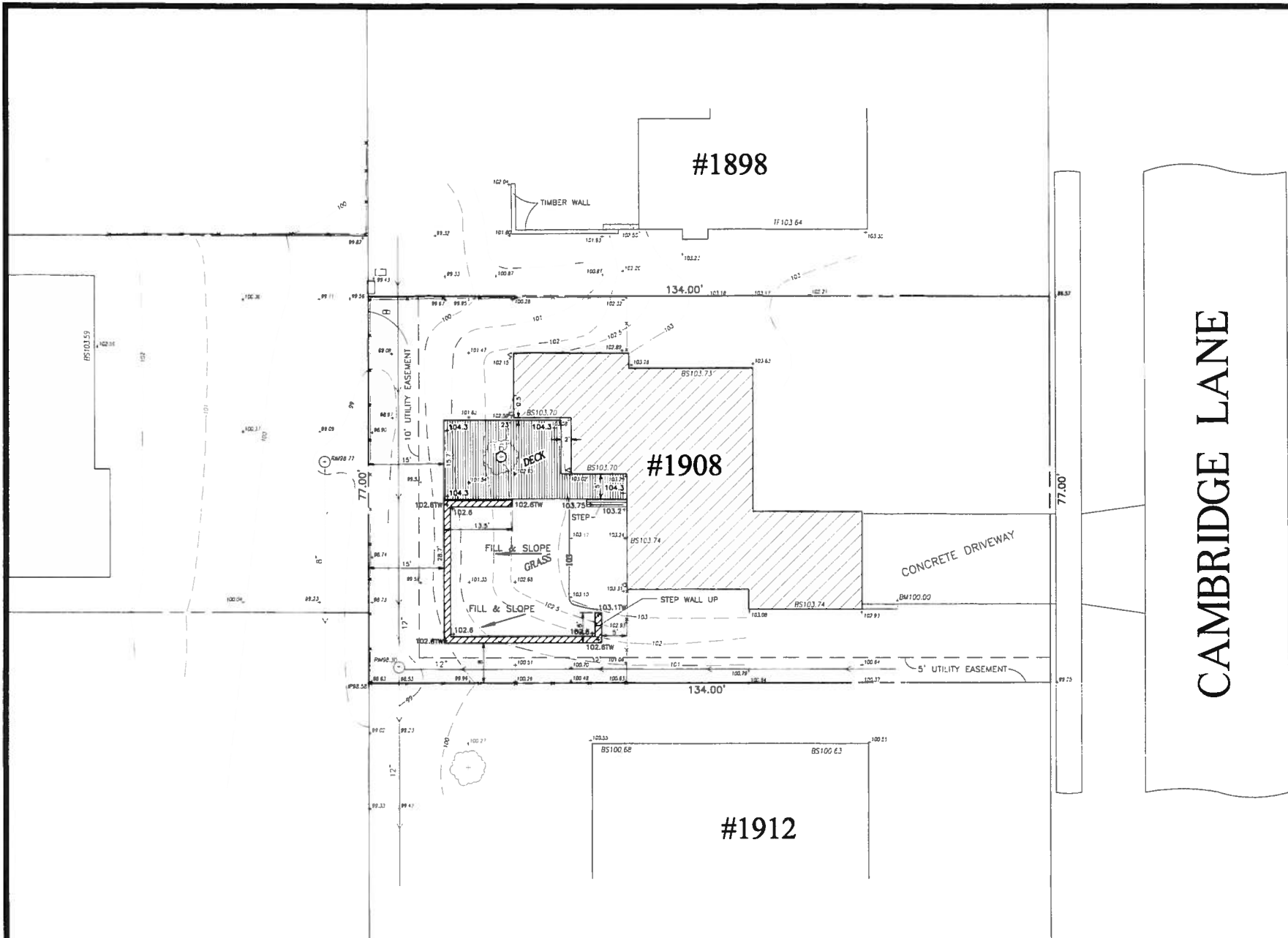
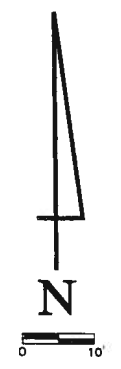
Absent: None

Motion Carried Unanimously

Passed: August 20, 2007  
Published: August 21, 2007

**LEGEND**

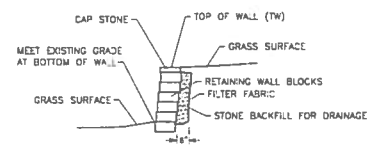
- 101 — EXISTING CONTOUR
- 101.47 — EXISTING ELEVATION
- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING DOWNSPOUT
- 103 — PROPOSED CONTOUR
- 102.4 — PROPOSED ELEVATION
- TF — TOP OF FOUNDATION
- BS — BOTTOM OF SIDING
- ▨ RETAINING WALL



**NOTES:**

1. AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY THE CITY OF WHEATON AT 630-280-7084. ALL UTILITY COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR TO HAVE THEIR FACILITIES LOCATED PRIOR TO STARTING ANY EXCAVATION. CALL 811 AT 630-982-0123. THE SITE IS LOCATED IN THE SW 1/4 OF SECTION 27, WALTON TOWNSHIP, DUPAGE COUNTY, ILLINOIS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES WHERE HE EXCAVATES. THE CONTRACTOR SHALL VERIFY ELEVATIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CIVIL ENGINEER TO RESOLVE ANY DISCREPANCY PRIOR TO WORK BEING DONE.
2. THE EXISTING GRADE WILL BE MAINTAINED AT THE BOTTOM OF THE RETAINING WALL. FILL BEHIND THE RETAINING WALL TOWARD HOUSE AS NEEDED FOR A UNIFORM SLOPE AWAY FROM THE HOUSE. LAWN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL AT THE SURFACE AND SHALL BE SEEDED.
3. RETAINING WALLS SHALL BE PRECAST UNLOCK CONCRETE BLOCKS (OR EQUAL) INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SHALL INCLUDE 8 INCH THICK BACKFILL OF 1/2" TO 3/4" SIZE STONE IMMEDIATELY BEHIND THE WALL FOR DRAINAGE. THE CONCRETE BLOCK MUST EXTEND BELOW GRADE AT BOTTOM OF WALL FOR STABILITY ON A STONE BASE PER MANUFACTURER'S REQUIREMENTS.

THE SITE IS LOT 326 IN BRIARCLIFFE UNIT NO TWO, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1969 AS DOCUMENT R69-47807, IN DUPAGE COUNTY, ILLINOIS.



**RETAINING WALL SECTION**



*William F. Lorek*  
 JULY 3, 2007  
 LIC. EXP. : 11/30/2007

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|---|--|
| <b>1908 CAMBRIDGE LANE</b><br>Wheaton, Illinois 60187 |  |
| <b>SITE PLAN</b>                                      |  |
| DATE<br>7-3-07  | WILLIAM F. LOREK, P.E. CIVIL ENGINEER<br>2 South 136 Broadway Lane, Oak Park, IL 60137<br>630-856-0280 |
| REV. 7-12-07  | SHEET <b>1</b> of <b>1</b>   |