

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
FEB. 29, 2008 11:51 AM  
OTHER 05-16-121-016  
**003 PAGES R2008-032492**

**CITY OF WHEATON, ILLINOIS**


F- 1330

**AN ORDINANCE GRANTING A GARAGE HEIGHT VARIATION AND A  
CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF  
PROPERTY COMMONLY KNOWN AS 426 N. MAIN STREET / DUNN**

I HEREBY CERTIFY that I am the City Clerk of the City of Wheaton, DuPage County, Illinois, and that, as such City Clerk, I have the custody of the papers, entries, records and ordinances of said City.

I FURTHER CERTIFY that the attached is a true and correct copy of City of Wheaton Ordinance F-1330 which was adopted by the Wheaton City Council on Tuesday 19, 2008.

I have hereunto set my hand and affixed the seal of said City this 20th, day of February, 2008.

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

**REPAIRED BY/RETURN TO)**  
**Emily Consolazio, City Clerk**  
**City of Wheaton**  
**303 W. Wesley Street**  
**Wheaton, IL 60187**

**ORDINANCE NO. F-1330**

**AN ORDINANCE GRANTING A GARAGE HEIGHT VARIATION AND CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 426 NORTH MAIN STREET - DUNN**

**WHEREAS**, written application has been made requesting variations from the provisions of Article 24.3.1 of the City of Wheaton Zoning Ordinance, to allow the construction and use of a two-story detached garage in lieu of the permitted maximum one and one-half story detached garage height and Article 10.2.5 of the City of Wheaton Zoning Ordinance, to allow a corner side yard setback of 22.31 feet in lieu of the required 35.5 feet, all on certain property legally described herein and commonly known as 426 North Main Street, Wheaton, Illinois; 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 February 12, 2008 to consider the variation requests; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variations, 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 24.3.1 of the Wheaton Zoning Ordinance is granted to allow the construction and use of a two-story detached garage, in lieu of the permitted maximum one and one-half story detached garage, and a variation from the provisions of Article 10.2.5 of the Wheaton Zoning Ordinance is granted to allow a corner side yard setback of 22.31 feet, in lieu of the required 35.5 feet, on the following-described property:

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

P.I.N. 05-16-121-016

This property is commonly known as 426 North Man Street, Wheaton, IL 60187 ("subject property").

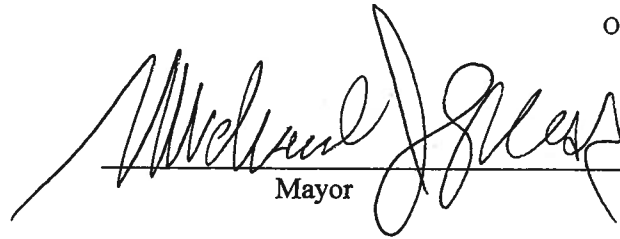
**Section 2:** The variations provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

- A. The detached garage design and location shall be as illustrated on the plans dated March 21, 2007, and which are on file in the office of the Planning and Economic Development Department.

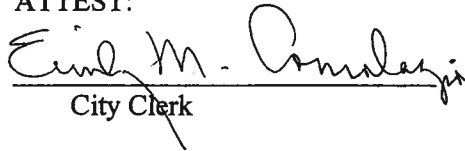
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

R2008-032492

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 19, 2008  
Published: February 20, 2008

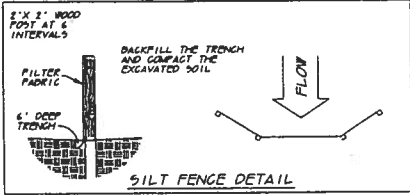
# SITE PLAN

FOR THE NORTH 132.0 FEET OF THE EAST 132.0 FEET OF BLOCK 1 OF MALLORY'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 426 N. Main Street, Wheaton, Illinois.

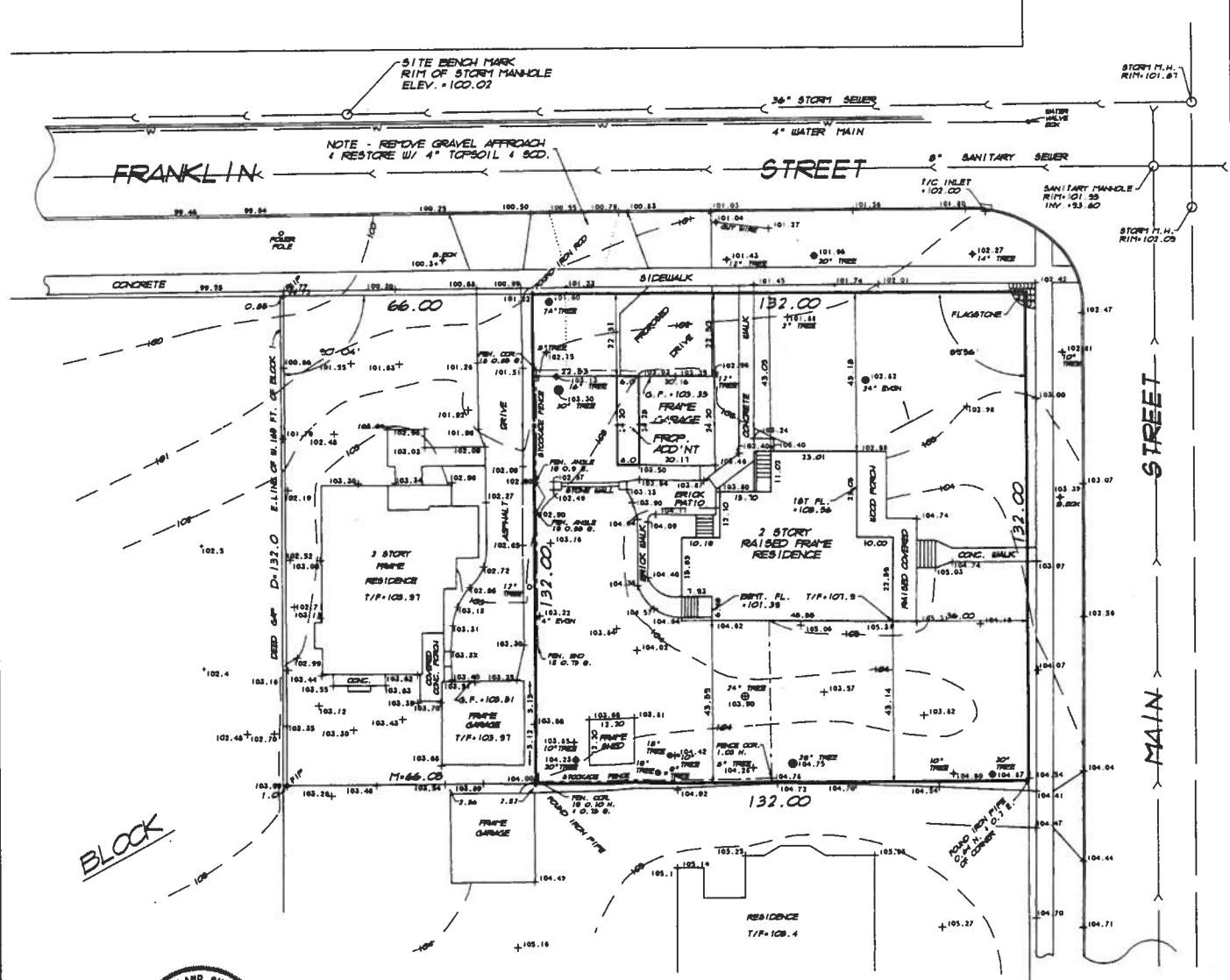
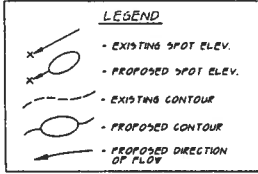
Prepared for Tom Dunn

SCALE: 1" = 20 FEET



**EROSION CONTROL NOTES**

1. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS ACTIVELY DISTURBED BY THE SITE.
2. VERTICALLY SLOPED SITES SHALL BE PROTECTED TO A GRADE ABOVE THE TOP OF FINISH GRADE.
3. ANY SOIL SHALL BE COVERED BEFORE THE END OF EACH PERIOD.
4. ANY SOIL SHALL BE COVERED THAT IS BARRIED, TRACKED OR DEPOSITED ONTO THE STREET.
5. THE SURFACE OF STORMWATER AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM THE EXCESSIVE SPILL OF RAIN AFTER FINAL GRADING. STORMWATER AREAS SHALL BE PROTECTED WITH CURBS OR OTHER MEANS TO PREVENT SPILLAGE.
6. ALL EROSION CONTROL DEVICES SHALL BE PROVIDED FOR EACH STORMWATER AREA AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. ALL EROSION CONTROL DEVICES SHALL BE REMOVED OR DESTROYED BY THE END OF CONSTRUCTION.
8. ALL EROSION CONTROL DEVICES SHALL BE REPAIRED BY THE END OF CONSTRUCTION.



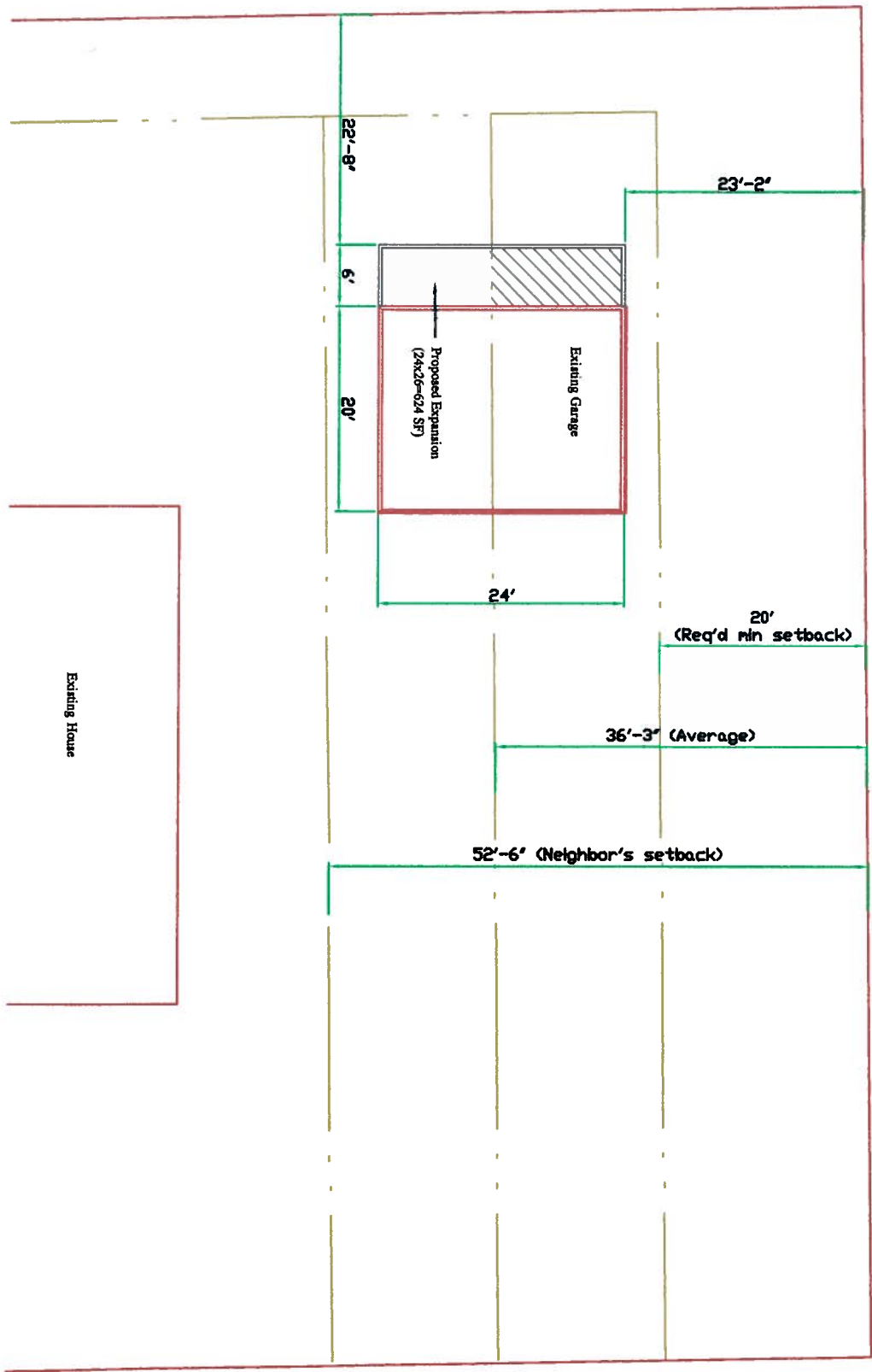
STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) S.S.

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or that such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters in to public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction.

**Steinbrecher Land Surveyors, Inc.**  
 Professional Engineering and Professional Land Surveying  
 Design Firm Corporation No. 084-003126  
 141 S. Malnor Blvd., West Chicago, IL 60185-2844  
 (630) 293-8900 Fax 293-8902

West Chicago, Illinois, March 21, 2007

By: *Richard J. Steinbrecher*  
 Richard J. Steinbrecher  
 Professional Land Surveyor 3583

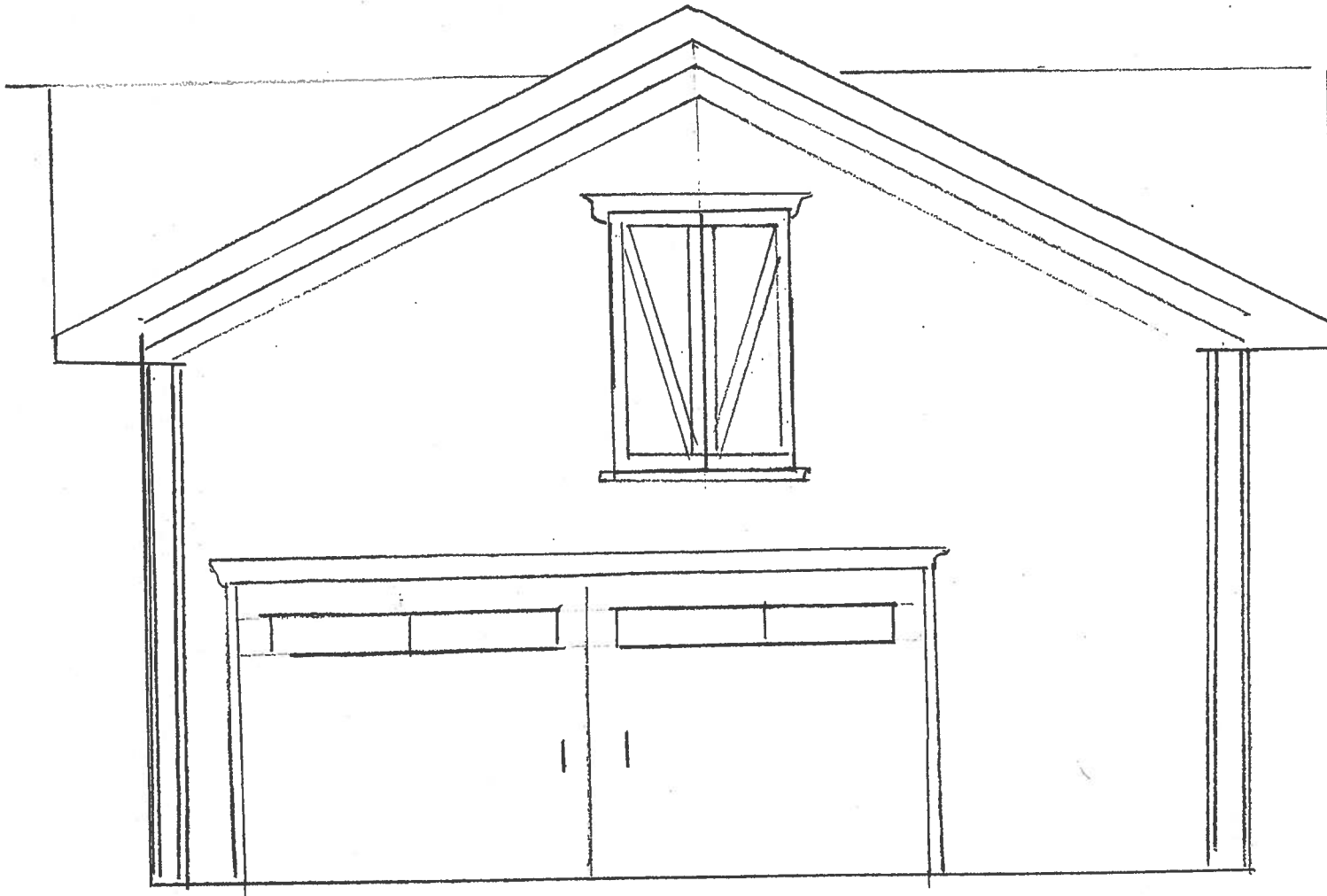


WEST FRANKLIN  
West Franklin Street

MAIN ST.



North Main Street



North



EAST + West Elevation

