

ORDINANCE NO. F-1741

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 509 EAST LIBERTY DRIVE - RAMBASEK**

WHEREAS, written application has been made requesting a variation to Article 11.2.5 of the Wheaton Zoning Ordinance to allow the construction of a covered front porch with a front yard setback of 12.64 feet in lieu of the required 21.27 feet, on certain property legally described herein and commonly known as 509 East Liberty Drive, Wheaton, Illinois 60187; 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 December 10, 2013, 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 front yard setback of 12.64 feet in lieu of the required 21.27 feet is granted for a covered front porch in full compliance with the site plan, elevations and floor plan dated July 1, 2013 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

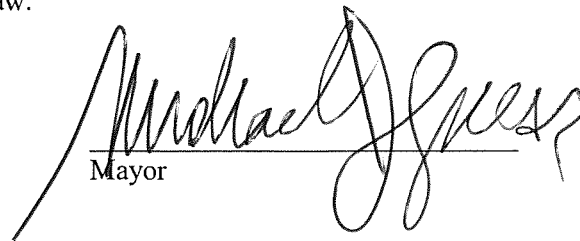
LOT 8 IN PLAT OF OHIO STREET SUBDIVISION OF LOT 4 OF ASSESSMENT DIVISION,
BEING A SUBDIVISION OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH
HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF OHIO STREET SUBDIVISION,
RECORDED APRIL 24, 1903 AS DOCUMENT NUMBER 78960, IN DUPAGE COUNTY,
ILLINOIS.

P.I.N.: 05-16-401-025

The subject property is commonly known as 509 East Liberty Drive, Wheaton, IL 60187.

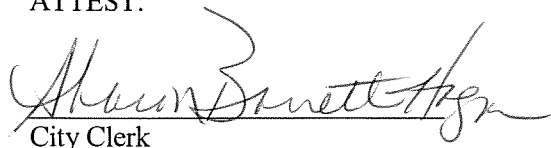
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Roll Call Vote

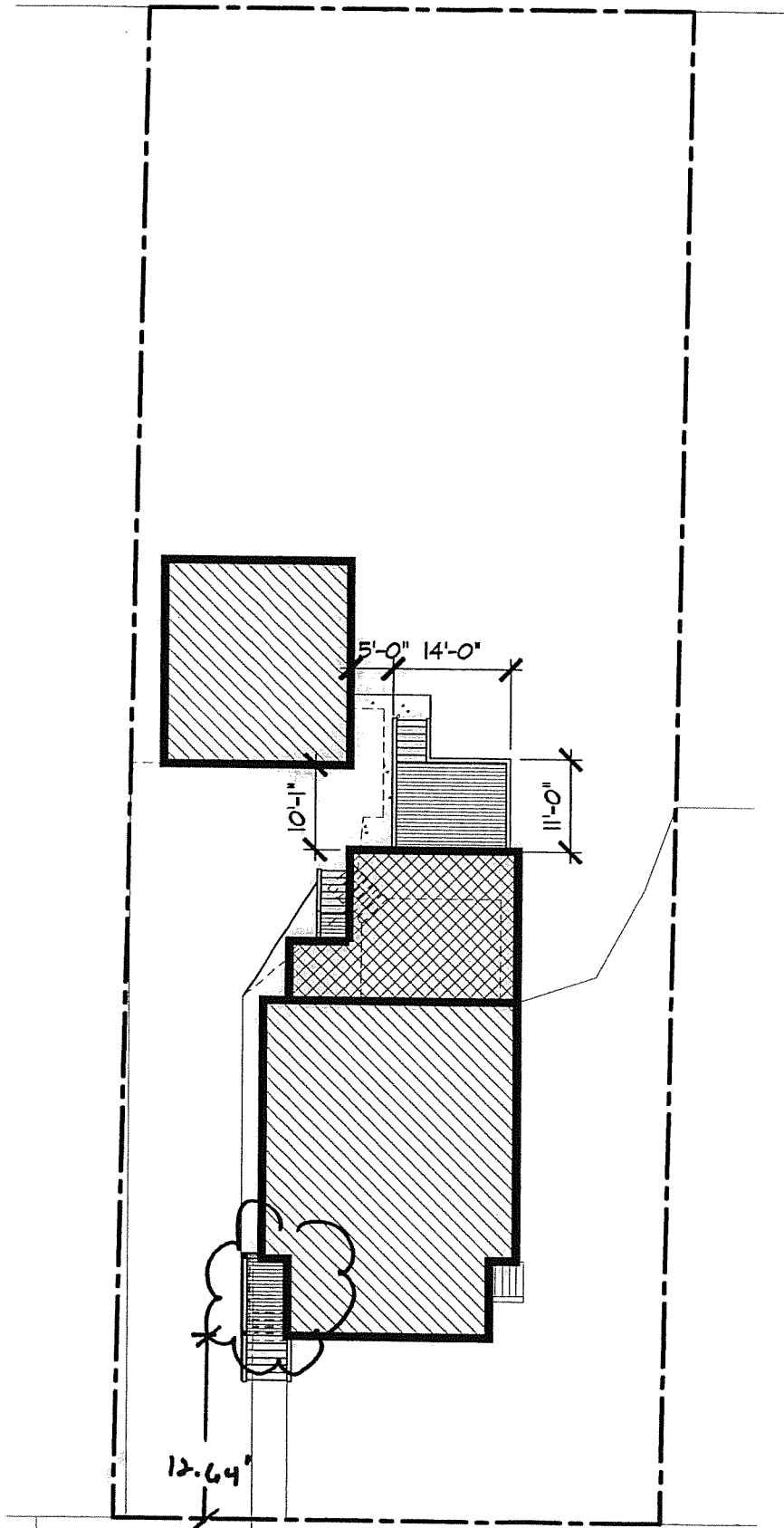
Ayes: Councilman Scalzo
Councilman Sues
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Gresk
Councilwoman Pacino Sanguinetti

Nays: None

Absent: None

Motion Carried Unanimously

Passed: December 16, 2013
Published: December 17, 2013



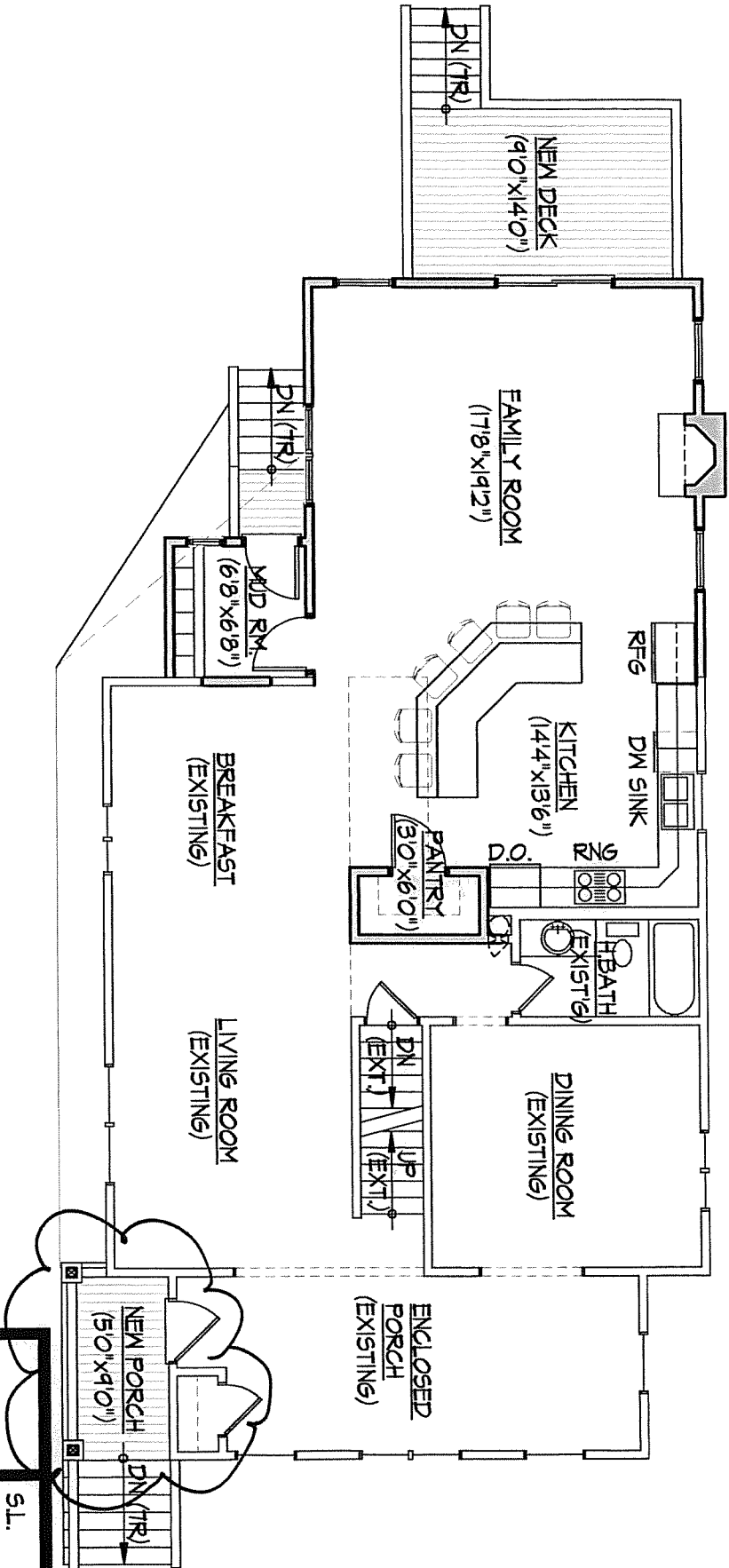
1 SITE PLAN
 SCALE: 1" = 20'-0"



C1	S.L.
	13-130
7-1-2013	

RAMBASEK ADDITION
 509 EAST LIBERTY DR.
 WHEATON, IL.

DAVID A. SCHAEFER ARCHITECTS ©
 2500 S. HIGHLAND AVE., STE 340
 LOMBARD, ILLINOIS 60148



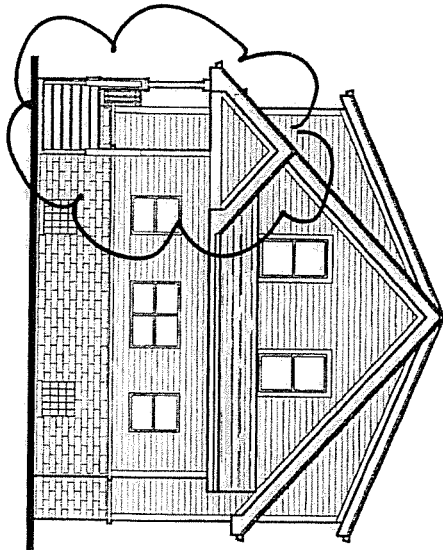
1 PROPOSED 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"
 (1581 s.f.)

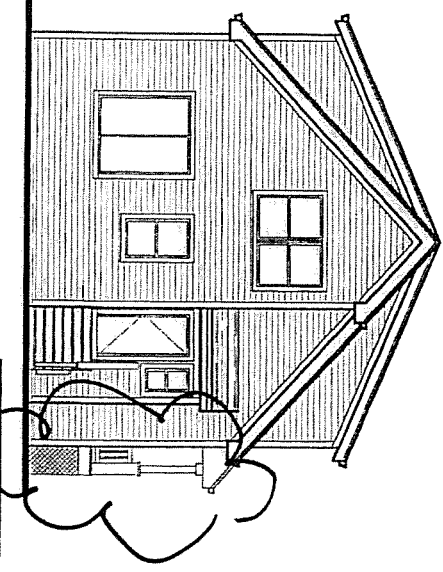
SK1	S.L.
	13-130 7-1-2013

RAMBAEK ADDITION
 504 EAST LIBERTY DR.
 WHEATON, IL.

DAVID A. SCHAEFER ARCHITECTS ©
 2500 S. HIGHLAND AVE., STE 340
 LOMBARD, ILLINOIS 60148



1A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2A REAR ELEV.
SCALE: 1/8" = 1'-0"

SK3	S.L.
	13-130 7-1-2013
RAMBASEK ADDITION	
504 EAST LIBERTY DR. WHEATON, ILL.	

DAN J. SQUATTER ARCHITECTS
2800 S. HICKMAN AVE., STE. 340
LOMBARD, ILLINOIS 60148

Borrower: Michael & Ann Rambasek
 Property Address: 509 E. Liberty Drive
 City: Wheaton
 Lender: Itasca Bank & Trust

File No.: 20130600
 Case No.: 20130600
 State: IL
 ZIP: 60187

