

ORDINANCE NO. F-1876

AN ORDINANCE GRANTING A CORNER SIDE YARD SETBACK ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 346 EAST OAK AVENUE - L. MARTINEZ CONSTRUCTION

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a new single-family home with a corner side yard setback of 13.81 feet in lieu of the required 18.42 feet, on certain property legally described herein and commonly known as 346 East Oak Avenue, 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 June 9, 2015 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 corner side yard setback of 13.81 feet in lieu of the required 18.42 feet is granted to allow the construction and use of a new single-family home, in full compliance with the following plans: "Preliminary Site/ Grading Plan, 346 East Oak Avenue" prepared by Carradus Land Survey, Inc., Wheaton, IL, dated March 26, 2015 and "L. Martinez Construction, Custom Residence for Oak and Washington" prepared by K.F. Brandeis, Bartlett, IL, sheets 1-5, dated April 8, 2015, to allow the construction on the following-described real estate:

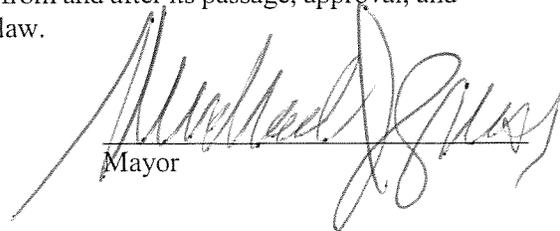
LOT 1 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF BLOCKS 1 TO 11 AND 13 TO 15, IN N. E. GARY'S SECOND ADDITION TO WHEATON, IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 21, 1923 AS DOCUMENT 164742, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-415-007

The subject property is commonly known as 346 East Oak Avenue, 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Prendiville  
Councilman Rutledge  
Mayor Gresk  
Councilman Saline  
Councilman Scalzo  
Councilman Sues  
Councilwoman Fitch

Nays: None

Absent: None

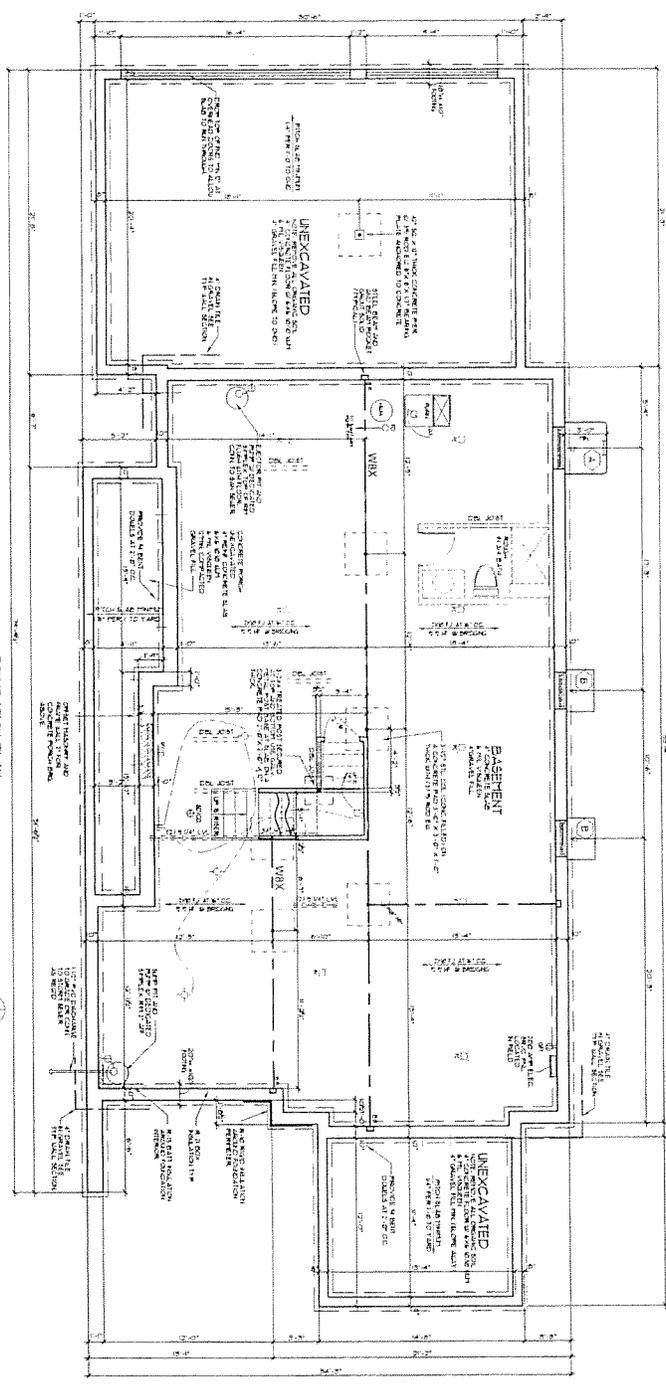
Motion Carried Unanimously

Passed: July 6, 2015  
Published: July 7, 2015

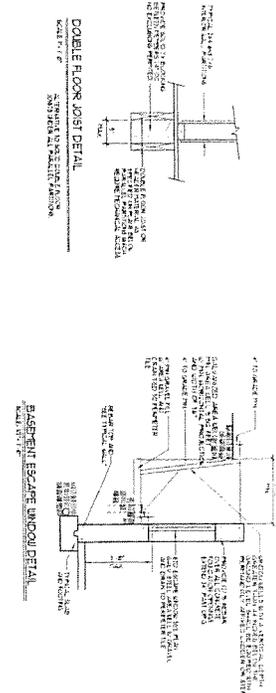








**NOTE**  
 FOUNDATION PLAN  
 1. ALL FOUNDATION WALLS SHALL BE CONCRETE  
 2. ALL FOUNDATION WALLS SHALL BE 12" THICK  
 3. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 4. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 5. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 6. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 7. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 8. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 9. ALL FOUNDATION WALLS SHALL BE FINISHED WITH  
 10. ALL FOUNDATION WALLS SHALL BE FINISHED WITH



**PRELIMINARY**  
 Do NOT  
 DATE

**GENERAL NOTES**  
 1. ALL FOUNDATION WALLS SHALL BE CONCRETE  
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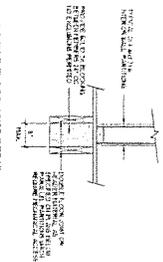
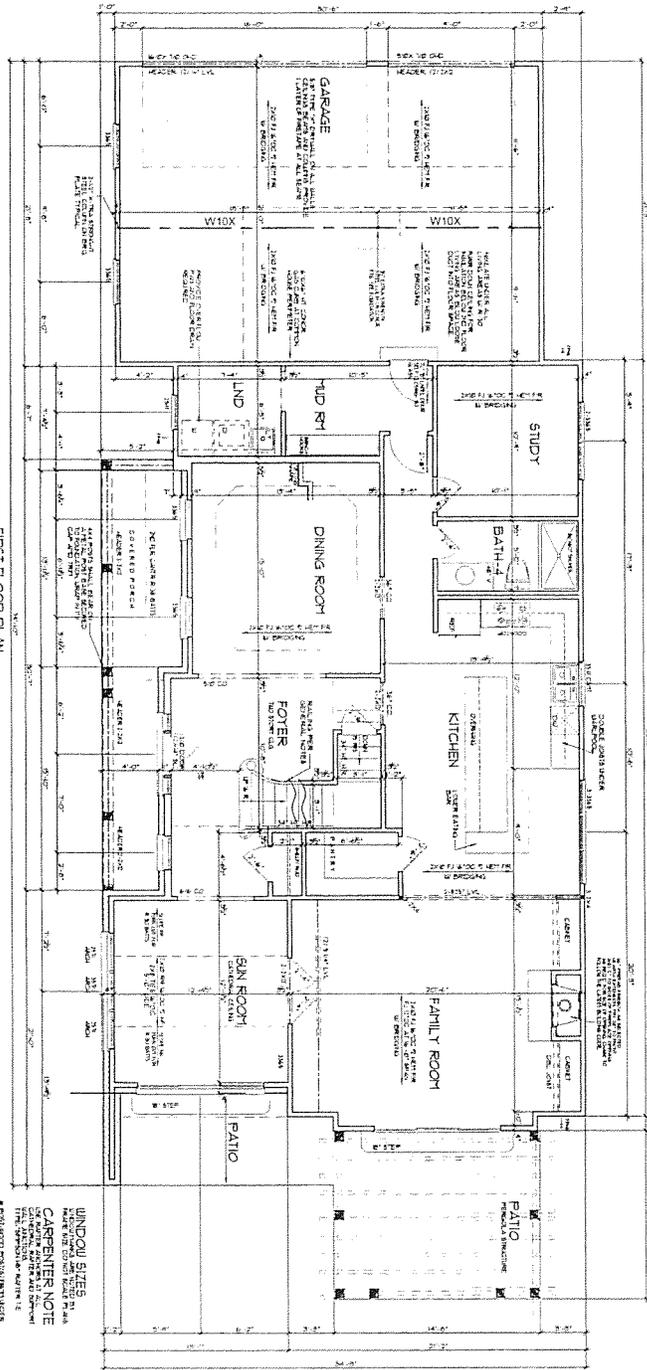
L. MARTINEZ CONSTRUCTION  
 CUSTOM RESIDENCE FOR  
 OAK AND WASHINGTON - WHEATON, IL

THIS IS TO CERTIFY THAT THESE PLANS AND  
 SPECIFICATIONS WERE PREPARED UNDER MY  
 SUPERVISION AND TO THE BEST OF MY KNOW-  
 LEDGE CONFORM TO THE APPLICABLE CODES  
 AND ORDINANCES OF WHEATON, IL

K.F. BRANDEIS-ARCHITECT  
 842 KINGSTON LN.  
 BARTLETT, IL.  
 (630) 562-3900

DATE: 10/15/16  
 SHEET 3  
 OF 6

REVISIONS	



**PRELIMINARY**  
Do Not Build  
DATE: 4-8-15

ASBESTOS  
TESTING  
DATE: 4-8-15  
BY: [Name]

**WINDOW SIZES**  
MADE FOR THIS PLAN  
**CARPENTER NOTE**  
DO NOT REMOVE OR CHANGE  
THE POSITION OF WINDOW

L. MARTINEZ CONSTRUCTION  
CUSTOM RESIDENCE FOR  
CUSTOM RESIDENCE  
OAK and WASHINGTON - WHEATON, IL

THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE APPLICABLE CODES AND ORDINANCES OF WHEATON, IL.

K.F. BRANDEIS - ARCHITECT  
842 KINGSTON LN.  
BARTLETT, IL.  
(630) 562-3900

DATE: 4-8-15  
BY: [Name]

NO.	DESCRIPTION	DATE

DATE: 4-8-15  
BY: [Name]

