

ORDINANCE NO. F-1944

AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 1650 WALNUT COURT -
RENELLO

WHEREAS, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction of a patio and pergola with a rear yard setback of 13.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 1650 Walnut Court, Wheaton, Illinois 60189; 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 May 24, 2016 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 of 13.0 feet in lieu of the required 25.0 feet is granted for a patio and pergola in full compliance with the site plan on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

LOT 5 IN WALNUT GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1978 AS DOCUMENT R78-36749 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 18, 1979 AS DOCUMENT R79-005309 AND RE-RECORDED FEBRUARY 8, 1979 AS DOCUMENT R79-011791, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-306-023

The subject property is commonly known as 1650 Walnut Court, Wheaton, IL 60189.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Sues
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo

Nays: None

Absent: None

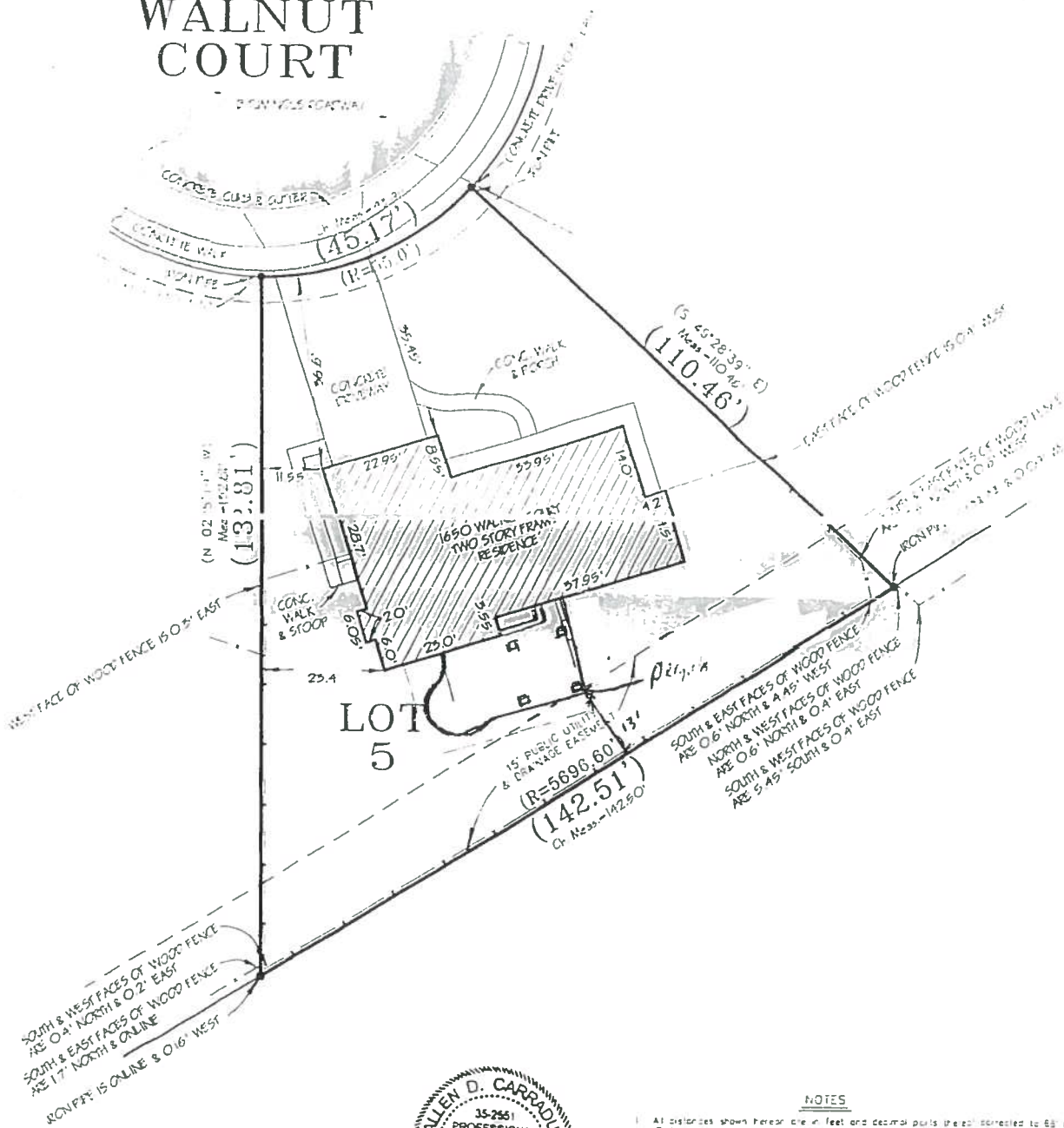
Motion Carried Unanimously

Passed: June 6, 2016
Published: June 7, 2016

... BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1978 AS DOCUMENT R78-36749 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 18, 1979 AS DOCUMENT R79-005309 AND RE-RECORDED FEBRUARY 8, 1979 AS DOCUMENT R79-011791, IN DU PAGE COUNTY, ILLINOIS.

CARRADUS

WALNUT COURT



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. All distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from staked measurements made hereon.

(STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE INFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 28th DAY OF January, A.D. 2015
Allen D. Carradus
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2016.

ALLEN D. CARRADUS AND ASSOCIATES
 Residential & Commercial Land Surveying Services
 100 Bridge Street, Suite 1 Wheaton, Illinois 60187
 (630) 588-0416 (Fax) 653-7682

PREPARED FOR: **RODRIGUEZ LAW OFFICES**
 DRAWN BY: EAC DATE OF FIELD WORK: 01/28/15 SCALE: 1" = 20' TLD. NO. - PAGE: 48-00 PROJECT NO: 22061-U

