

ORDINANCE NO. F-1961

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 122 WEST MADISON AVENUE - STRNAD

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 two-story addition and covered porch with a front yard setback of 35.25 feet in lieu of the required 46.88 feet, on certain property legally described herein and commonly known as 122 West Madison 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 August 9, 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: The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

THE WEST 71 FEET OF THE EAST 132 FEET OF THE WEST 165 FEET OF THE NORTH HALF OF BLOCK 4 IN MALLORY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

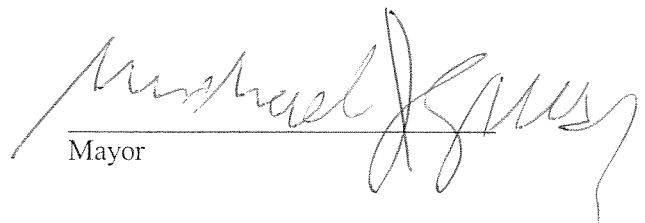
P.I.N.: 05-16-106-010

The subject property is commonly known as 122 West Madison Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 35.25 feet, in lieu of the required 46.88 feet, is granted for a two-story addition and covered front porch in full compliance with the "Site Plan - Addition to Strnad Residence", dated July 8, 2016 and "Proposed Floor Plans and Elevations - Addition to Strnad Residence", prepared by VA Engineering, sheets A1.0, A1.1, A2.0, and 2.1, dated July 8, 2016.

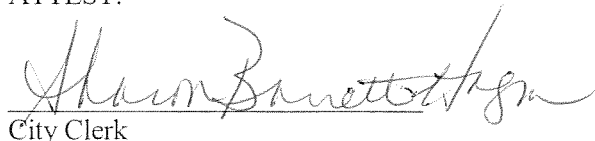
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilman Rutledge
Mayor Pro Tem Scalzo
Councilman Saline
Councilwoman Fitch
Councilman Prendiville

Nays: None

Absent: Mayor Gresk
Councilman Suess

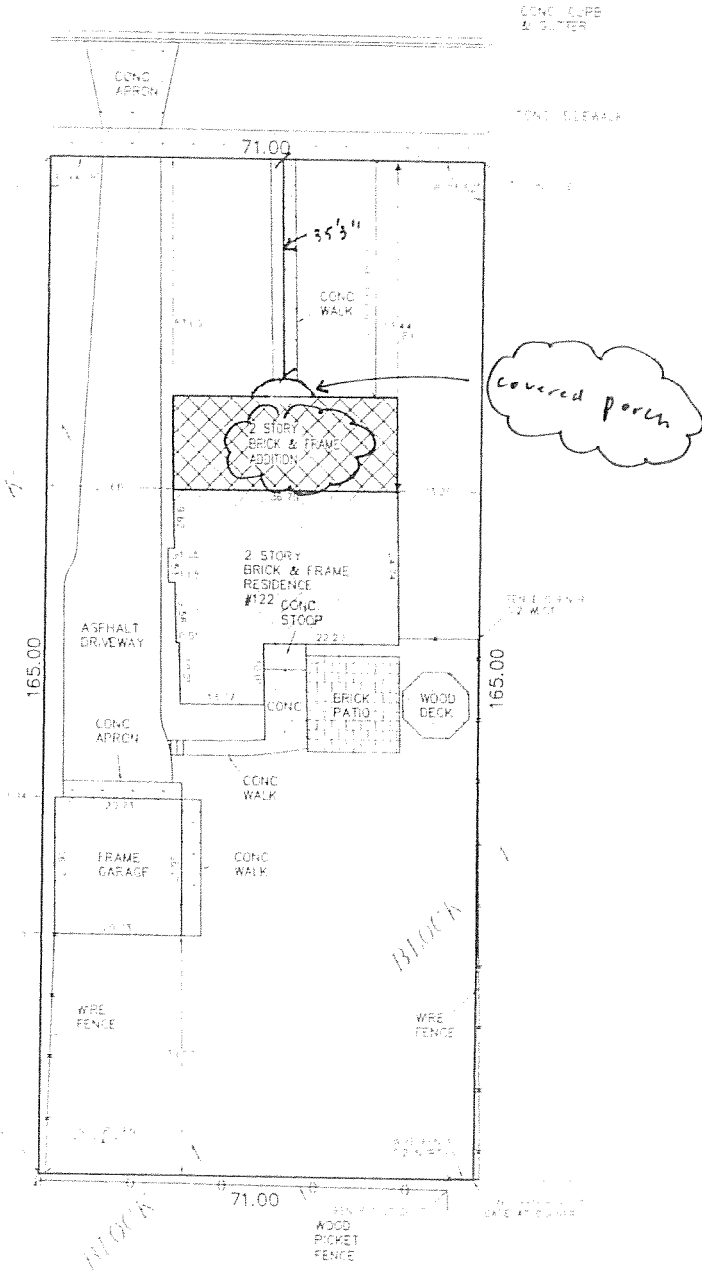
Motion Carried Unanimously

Passed: September 6, 2016
Published: September 7, 2016

PLAT OF SURVEY

OF
 THE WEST 71 FEET OF THE EAST 132 FEET OF THE WEST 165 FEET OF THE NORTH
 HALF OF BLOCK 4 IN MAJORITY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE
 NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

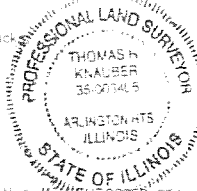
W. MADISON AVE.



UNASS. RED LAND AREA (17,714.12 SQ. FT. (0.4059 ACRE))

- All dimensions shown are given in feet & decimal parts thereof
- No angles or distances are to be assumed by scaling
- Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to site policy, deed or local jurisdiction for building setback and easements not shown hereon and report any discrepancies.

Scale 1"=20'
 Order # 11-101
 Address 120 W. Madison Ave.
 Wheaton, IL 60187
 P.O. Box 18-108-010
 Ordered by Redo/Clifton/Magnone



STATE OF ILLINOIS }
 COUNTY OF COOK }
 I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.
 Thomas R. Knauber, Ill. Exp. 11-30-12
 Dated May 17, 2011
 Field work completed May 17, 2011
 Professional Design Firm Lic. No. 184 005204
 This professional service conforms to the current Illinois minimum standards for a boundary survey

718/116

V
ENGINEERING
VON AMMER ENGINEERING, LLC
132 W. MADISON AVE.
WHARTON, ILLINOIS
630.779.1108
VONAMMER@GMAIL.COM

KEYNOTES:
1.

Project

ADDITION TO
STRNAD
RESIDENCE
WHARTON, ILLINOIS

Drawn By

sms

Checked By

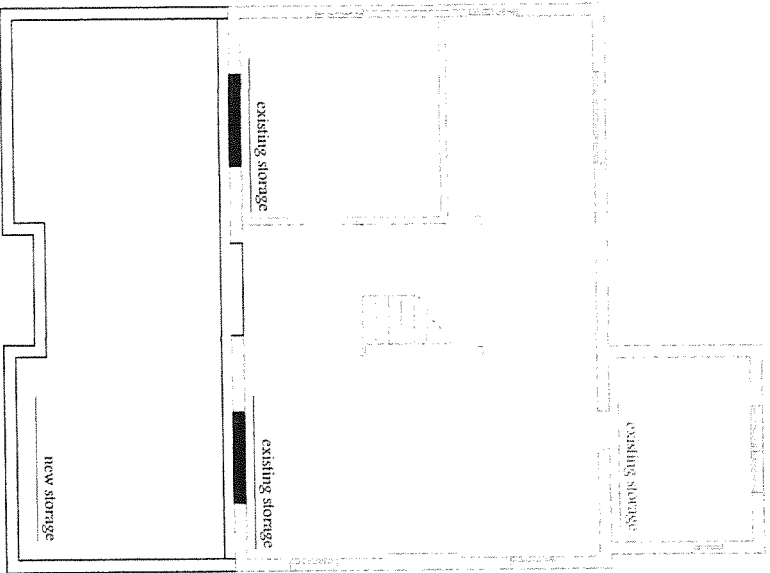
sms

Date

07/08/2016

Sheet

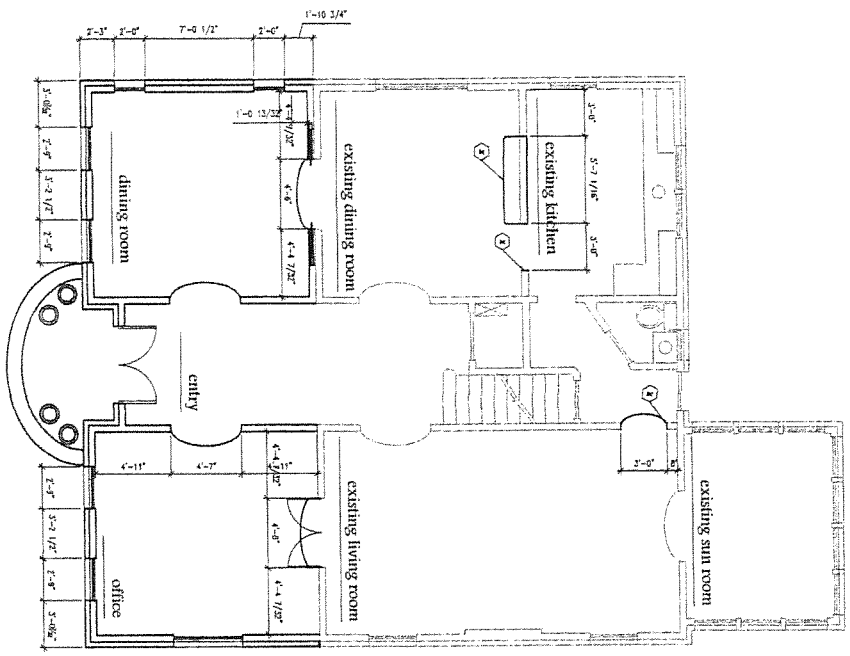
A1.0



BASEMENT PLAN

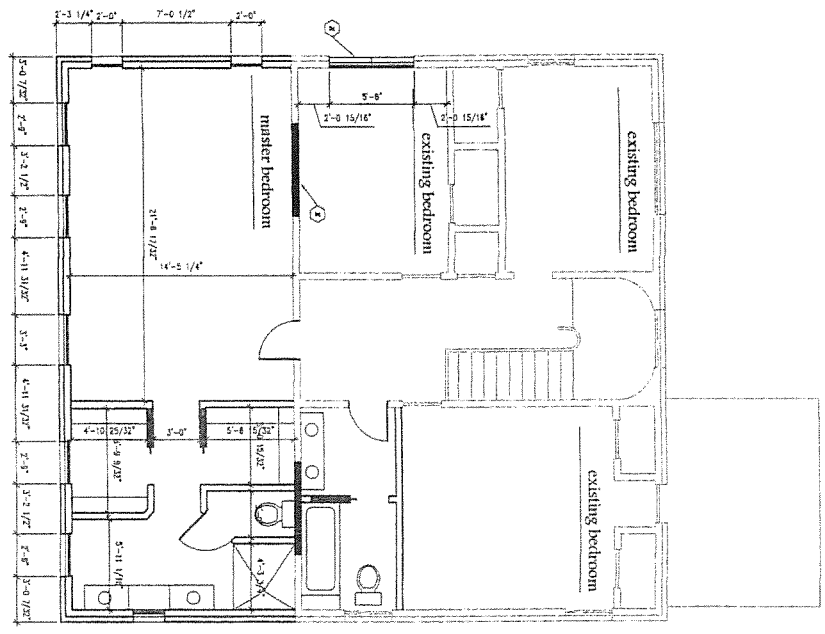
SCALE: 1/8" = 1'-0"





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

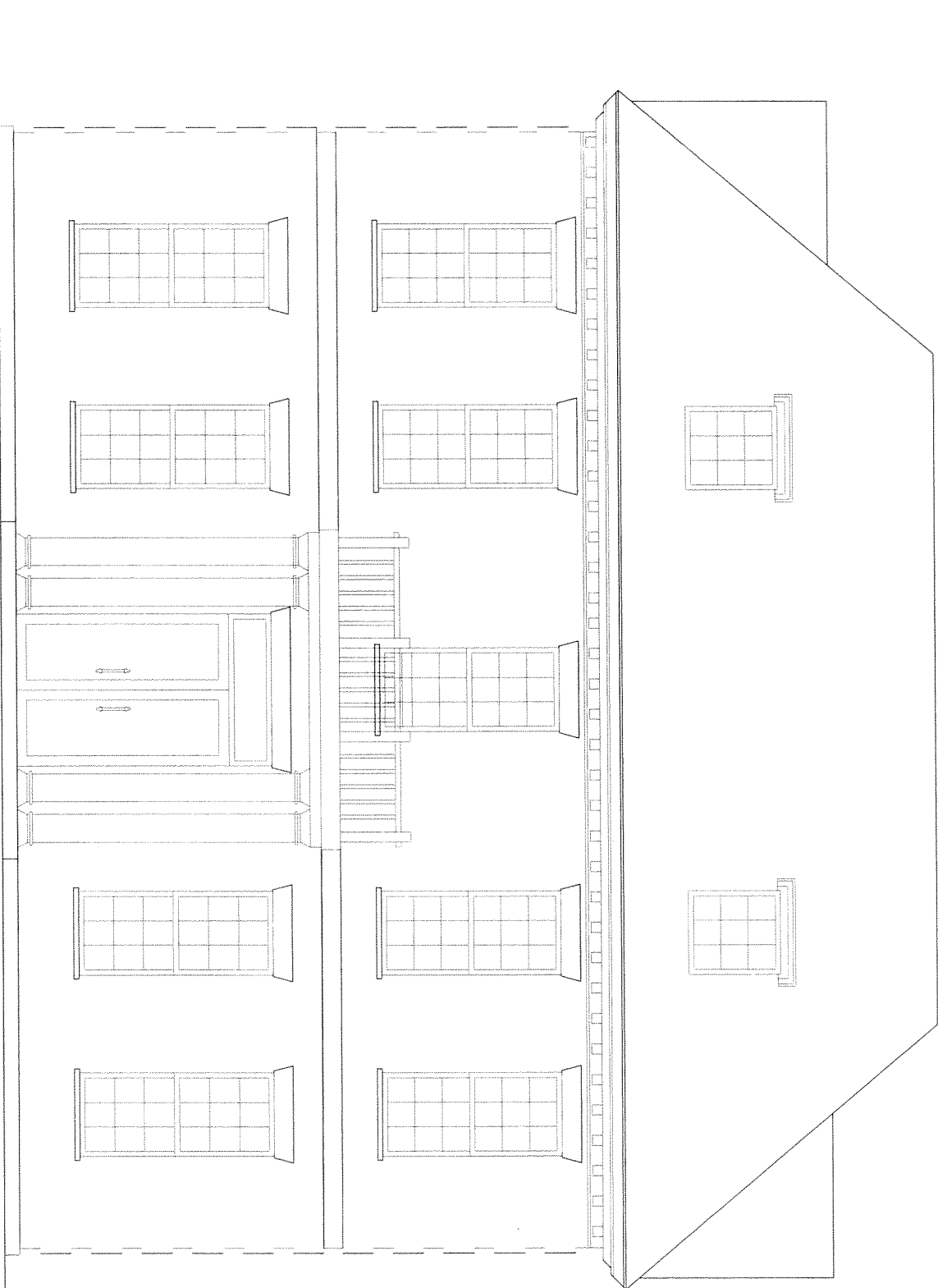
SCALE: 1/8" = 1'-0"

ENGINEERING
 VON AMMER ENGINEERING, LLC
 122 W. MADISON AVE.
 WHEATON, ILLINOIS
 630.779.1108
 VONAMMER@GMAIL.COM

KEYNOTES:
 1.

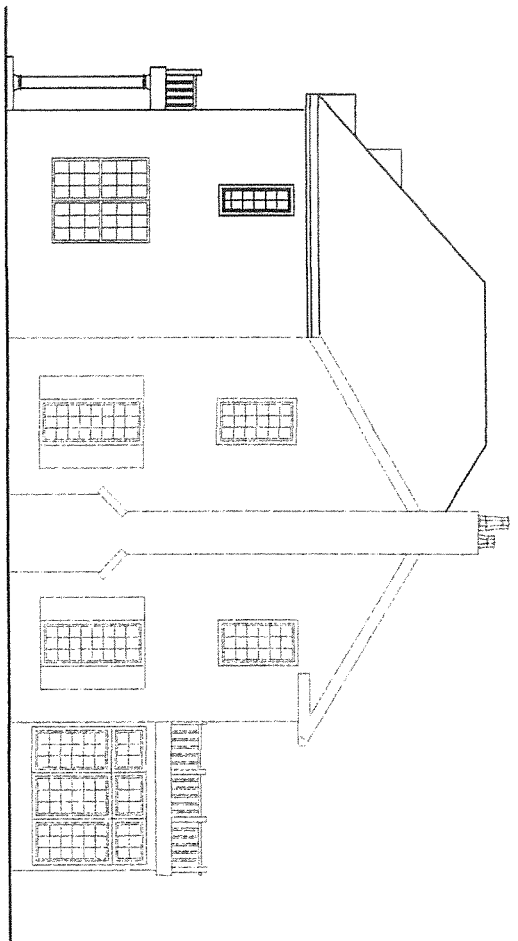
Project
 ADDITION TO
 STRNAD
 RESIDENCE
 WHEATON, ILLINOIS

Drawn By	SMS
Checked By	SMS
Date	07/08/2016
Sheet	A1.1



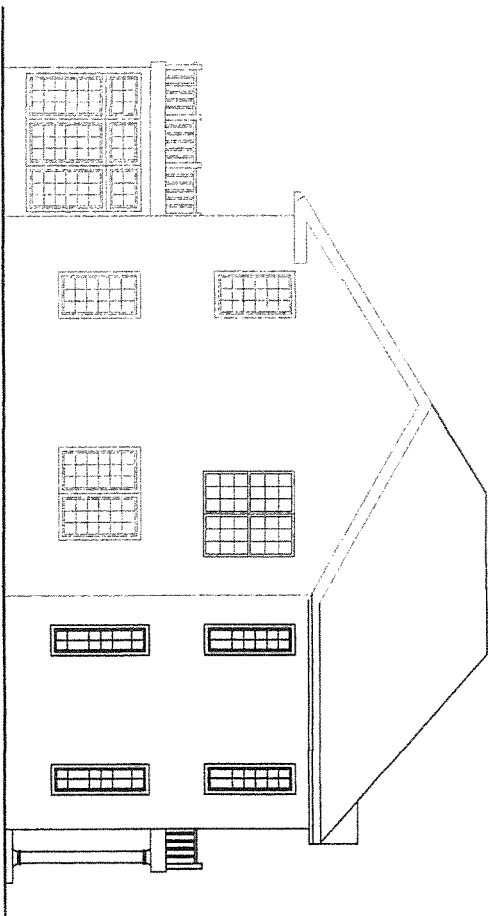
NORTH ELEVATION - 122 W. MADISON AVE. - OPTION A

A-2.0



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

A
 ENGINEERING
 VON AMMER ENGINEERING, LLC
 1322 W. MADISON AVE.
 WHEATON, ILLINOIS
 630.779.1108
 VONAMMERENGINEERING.COM

KEYNOTES:
 1.

Project	ADDITION TO STRNAD RESIDENCE WHEATON, ILLINOIS
Drawn By	SMMS
Checked By	SMMS
Date	07/08/2016
Sheet	A2.1

