

ORDINANCE NO. F-1969

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 520 W. INDIANA STREET -
ARCHADECK OF CHICAGOLAND**

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 with a rear yard setback of 15.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 520 W. Indiana Street, 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 October 11, 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 15.0 feet in lieu of the required 25.0 feet is granted for a patio 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:

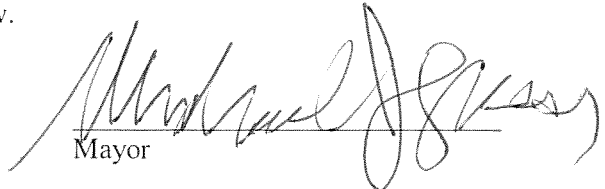
LOT 1 IN EVERGREEN PLACE, UNIT 1, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-419-031

The subject property is commonly known as 520 W. Indiana Street, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Rutledge
Mayor Pro Tem Suess
Councilman Saline
Councilman Scalzo
Councilwoman Fitch
Councilman Prendiville

Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

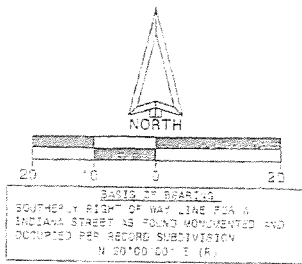
Passed: October 17, 2016
Published: October 18, 2016

LEGEND

A	ASSUMED	NW	NORTHWEST
B	BUILDING SETBACK LINE	P.O.B.	POINT OF BEGINNING
C	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
D	CITY EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
E	CORNER	P.U.E.	PUBLIC UTILITY EASEMENT
F	CENTERLINE	R	RECORD
G	DEED	RAC	RADIUS
H	DRAINAGE EASEMENT	R.O.W.	RIGHT OF WAY
I	EAST	S	SOUTH
J	ROUND IRON PIPE	S.E.	SOUTHEAST
K	ROUND IRON ROD	S.W.	SOUTHWEST
L	SEE FOOTING	S.E.	SOUTHEAST
M	ADJ. LENGTH	S.W.	SOUTHWEST
N	MEASURED	V.E.	VILLAGE EASEMENT
O	NORTH	W	WEST
P	NORTH-EAST	W.E.	WESTERLY EASEMENT
Q	SE	W.E.	WESTERLY EASEMENT
R	SE	W.E.	WESTERLY EASEMENT
S	SE	W.E.	WESTERLY EASEMENT
T	SE	W.E.	WESTERLY EASEMENT
U	SE	W.E.	WESTERLY EASEMENT
V	SE	W.E.	WESTERLY EASEMENT
W	SE	W.E.	WESTERLY EASEMENT
X	SE	W.E.	WESTERLY EASEMENT
Y	SE	W.E.	WESTERLY EASEMENT
Z	SE	W.E.	WESTERLY EASEMENT

MORRIS ENGINEERING, INC.

515 WARRENVILLE ROAD Lisle, ILLINOIS 60532
 MAIN PHONE (630)271-0770 SURVEY DEPT. PHONE (630)271-0699
 EMAIL: SURVEY@MORRISINC.COM WEBSITE: MORRISINC.COM



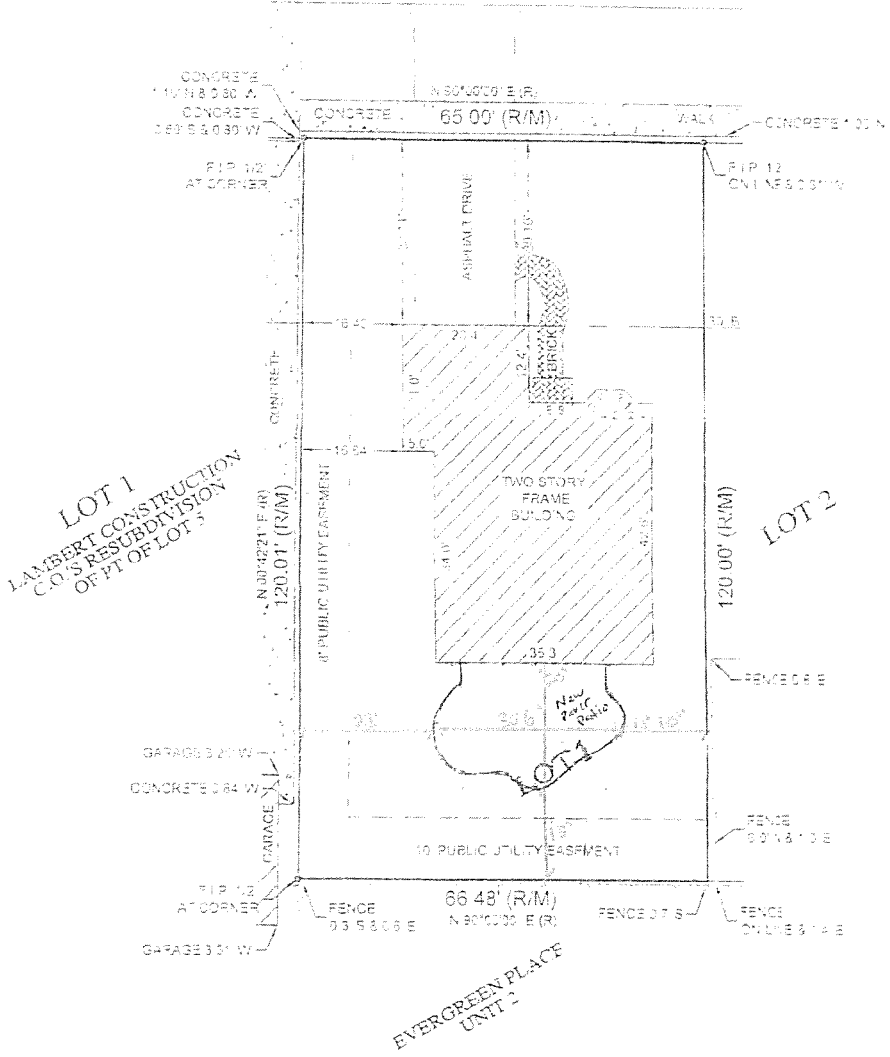
PLAT OF SURVEY

OF

LOT 1 IN EVERGREEN PLACE, UNIT 1, BEING A RESUBDIVISION PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AREA OF P.L.R. BY
 CONTAINING 7882 SQ. FT. OF L.S. ADDED MORE BY 2001

W. INDIANA STREET



LOT 1
 LAMBERT CONSTRUCTION
 C.O.'S RESUBDIVISION
 OF PT OF LOT 3

LOT 2

EVERGREEN PLACE
 UNIT 2

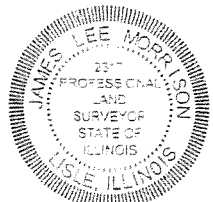
STATE OF ILLINOIS
 COUNTY OF DUPAGE

I, THE UNDERSIGNED AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 28th DAY OF DECEMBER, A.D. 2018, AT Lisle, IL 60532

J. L. Morris

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-2017
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020
 ILLINOIS BUSINESS REGISTRATION NO. 184-016246



NOTE:

- ALL DIMENSIONS SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING SIDING (BRICK FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVER-HANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 820 W. INDIANA STREET
WHEATON, ILLINOIS

CLIENT LOPE MATTHEWS PARTNERSHIP

JOB NO. 18-011-02008

FIELDWORK DATE CHECKED 12-28-18 (S.F.)

DRAWN BY RM REVISED _____

All dimensions and specifications are the responsibility of the contractor. The contractor shall verify all dimensions and specifications on site before beginning work. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

Sloops 7" below bottom of door

Rails on this stoop only

Electric, AC, Gas

Flower Box

Seat Wall
8' in length

6" Retaining Wall

9" Retaining Wall

7" Retaining Wall

Seat Wall
8' in length

Updated 8/27/18

Brick Paver Patio Specifications

Belgard Cambridge Cobble Pavers - Danville Beige

Random Pattern

Soldiers course (above retaining wall & inside knee wall) using largest paver in Cambridge Cobble - Ashbury Haze.

Mega Arbel Inset Circle - Ashbury Haze

Old World Cobble Inset Ribbon - Colswold Mist

Weston Wall Retaining Wall

Weston Wall Seat Wall - Danville Beige

Westbury Rail on right stoop, not on stairs: Color - Clay

Finish away from structure(s) (1" x 2" per 10')

Finish with: Impervious base

Compacted crushed limestone base (5")

6" bedding sand

Specify slope adhering with 10" metal spikes

Repaired with mats, disturbed soil

Demo & Repair Specifications

Demolition & removal of existing deck:

Landscape repair & siding repair shall exist because of removal of existing structures are the responsibility of the client.

Yard damage caused by Archadeck will be repaired with soil & grass seed

Low Voltage Lighting Package

Low Voltage Transformer located on back house wall at outlet

(4) Wall Lights for Patio @ 1

08/11/2016

#73055

Karen & Pam Leimber
520 W Indiana Street,
Wheaton, IL 60187

Designed by:
3465 Kendall Rd
Chicago, IL 60630
847.248.2971
www.archadeck.com
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Custom Design
Final Design
SCALE = 1/4"

