

ORDINANCE NO. O-2019-27

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 50 SOMERSET CIRCLE - ANDREOLI**

WHEREAS, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a deck with a rear yard setback of 14.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 50 Somerset Circle, 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 June 11, 2019 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 I-1 Institutional District zoning classification:

LOT 43 IN LORETTO CLUB, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2017 AS DOCUMENT NUMBER R2017-079153, IN DUPAGE COUNTY, ILLINOIS.

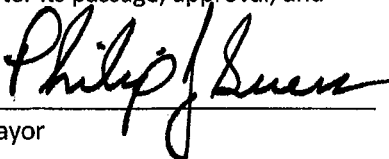
PIN: 05-29-205-006

The subject property is commonly known as 50 Somerset Circle, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 14.0 feet in lieu of the required 25.0 feet is granted for a deck in full compliance with the site plan on file in the Department of Planning and Economic Development.


Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

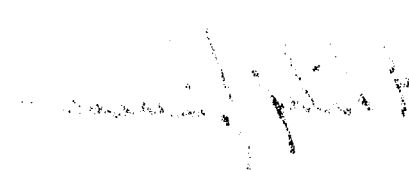
Ayes: Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilman Rutledge
Councilman Barbier

Nays: None

Absent: Councilman Scalzo

Motion Carried Unanimously

Passed: June 17, 2019
Published: June 18, 2019



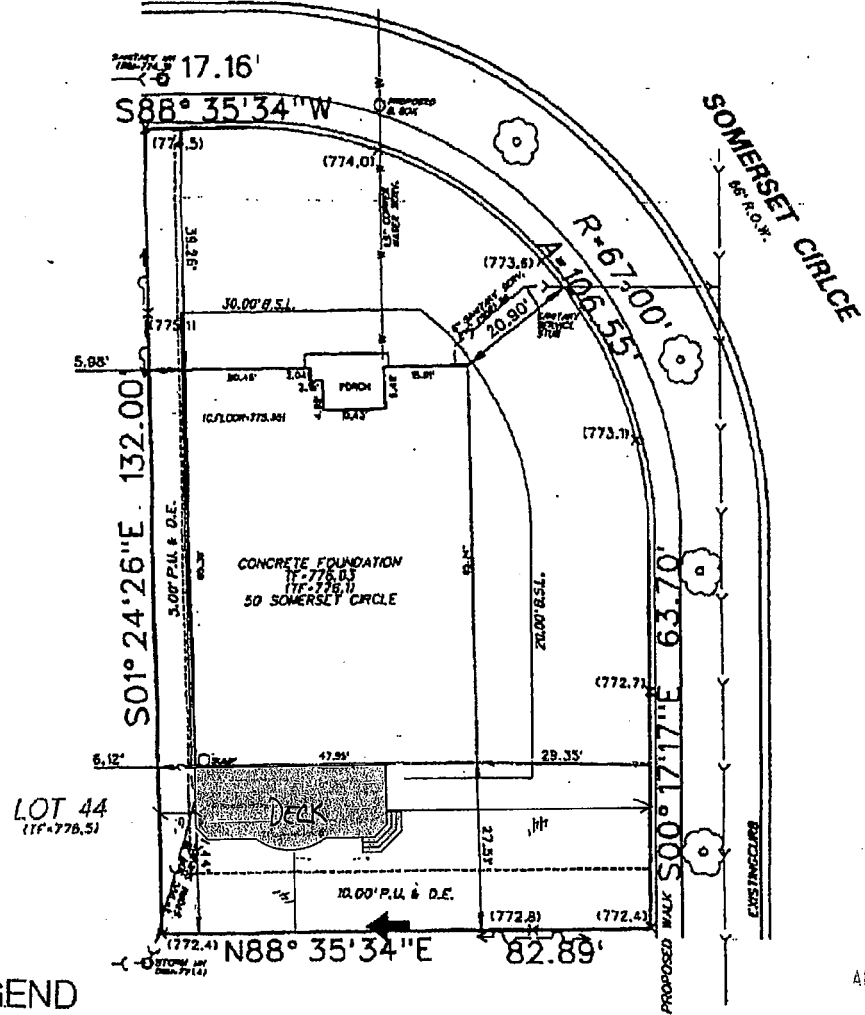
CLIENT:
 PULTE GROUP
 1900 E. GOLF ROAD
 SUITE 300
 SCHAUMBURG, IL 60173

PLAT OF SURVEY

"SPOT FOUNDATION SURVEY"
 OF
 LOT 43 IN LORETTO CLUB, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
 THEREOF RECORDED AUGUST 3, 2017 AS DOCUMENT NUMBER R2017-079153, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1" = 50'
 BEARINGS ARE FOR MAGNETIC
 INTERFERENCE ONLY AND ARE
 NOT RELATED TO TRUE OR
 MAGNETIC NORTH.



LEGEND

- IRON PIPE SET
- 680 — PROPOSED CONTOUR
- - - 580 - - - EXISTING CONTOUR (BEFORE MASS GRADING)
- · - · - SILT FENCE
- EX XX.X EXISTING GRADE ELEVATION
- IXX.X PROPOSED GRADE ELEVATION
- (TF- XX.X) PROPOSED TOP OF FOUNDATION
- DRAINAGE DIRECTION
- ➔ OVERLAND FLOW ROUTE
- P.U.&D.E. - UTILITY & DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- DECIDUOUS TREE

NO GRADES HAVE CHANGED FROM THE APPROVED ENGINEERING PLANS
 PREPARED BY LEACON LTD.

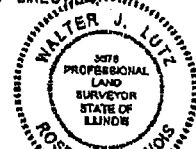
TOTAL PROPOSED IMPERVIOUS AREA = 3,058 SQ. FT. (FOUNDATION ONLY)
 NOTE: MAP PROVIDED IN SUBDIVISION DETENTION POND.
 MAXIMUM IMPERVIOUSNESS PER LOT = 40%

- SURVEYOR'S NOTES:**
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF CONCRETE FOUNDATION.
 - AT THE TIME OF THIS SURVEY, REQUEST THE PROPERTY CORNERS HAVE NOT BEEN STAKED AT THIS TIME.
- GENERAL NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THIS PLAT AND WHICH ARE SUBJECT TO THE CURRENT TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE SURVEYOR'S PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - ELEVATIONS BASED ON CORNER CUT IN TOP OF CURB ADJACENT TO SOUTH SIDE OF SOMERSET LANE AT DECK PATH ELEVATION 117.00.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PREPARED AT AND UNDER MY DIRECTION, GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF MARCH A.D., 2018 AT ROSEMONT, ILLINOIS.

Walter J. Lutiz



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 WALTER J. LUTIZ
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
 MY LICENSE EXPIRES NOVEMBER 30, 2018
 DESIGN FIRM LICENSE EXPIRES APRIL 30, 2019

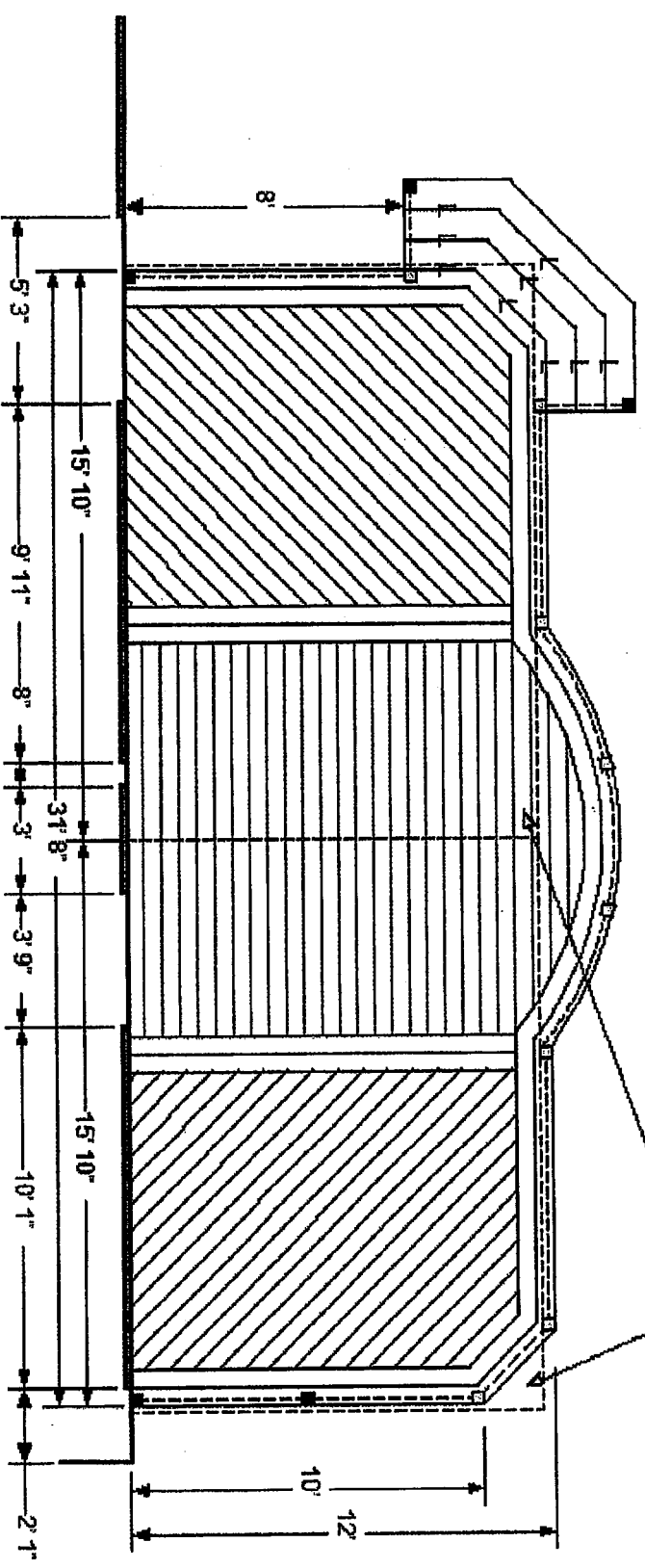
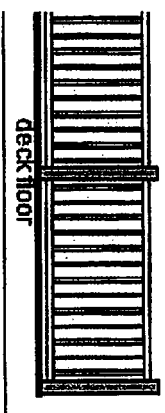
TSLS
 9575 W. Higgins Road
 Suite 850
 Rosemont, IL 60018
 TEL: (847) 318-9790
 FAX: (847) 318-9792
 wlutz@thomsonltd.com

Thomson Surveying Ltd.
 PROJECT NO. 5349H43s DATE: 12-20-17
 © THOMSON SURVEYING, LTD., 2018

Side View

Retractable Awning

6' wide x 11' 8" projection



16x118" retractable awning

30 Feet

EGEND
LE 1/4" = 1'
KLAYOUT
Warner's Decking, Inc.
1401 Plainfield, IL 62455
401 FAX 630-694-0318

JOB:

Randy Andreoli
50 Somerset Cir
Wheaton, IL
(630) 926-1480
andreoli1@aol.com

Warner's Dec
PROJECT
DATE
9/10/2018

NOTES:
 Ledger finished with 4" Simpson SS Structural Wood Screws fastened with 3" nails. 16" o.c. Langer cable. All Gaurds to be 36" from top of the Gaurds on Stairs to be 34" to 36". Balusters kept from 4" between.
 All Treated Structural is 2x2 and beds 2x6 ground contact Treated Joists. If beams raised together away 12-15" Blanking of deck with metal or solid. approved carrier raftering codes.
 Decking is Trex Transcend
 Raftering are Trex Transcend
 2x12 ground contact Treated stringer Trex and other composite raftering are Trex or Cedar beams.
 1x6 Ties on all stairs (checked present).
 Job Postings are zinc.
 Posts brackets are 4000L or 4000L on post. 2x4 with 2x4 post. 4x posts are spaced with 6x6 posts. Posts are 10' from 4" O.C.D. contact and concrete pouring with 3" x 12" 304 stainless steel post bracket.
STRONGERS:
 Trex Transcend 5/4" x 6" raftering re Trex & Cedar 5/4" x 6" ceiling re Deck. 4x4 Live Wood 10" Dead Wood. 5005 post/ce period 12" size to be see.

Colors:

- Top/Bottom Rail: Ro
- Post/Caps/Skirt: Ro
- Fascia/Riser: Rope Sw
- Skirting: Rope Swing
- LED cap lights: Rope
- LED stair riser lights: I
- Decking: Spiced Run
- Double Board Border
- Painting/Breaker board
- Balusters: Round Alu
- = Lighted pc