

ORDINANCE NO. F-1294

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION
ON THE PROPERTY COMMONLY KNOWN AS
1739 KAY ROAD/BISCHOFF

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction of a porch with a front yard setback of 34.17 feet in lieu of the required 46.4 feet on certain property legally described herein and commonly known as 1739 Kay Road, Wheaton, Illinois; 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 July 24, 2007 and August 14, 2007, 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 front yard setback variation of 34.17 feet in lieu of the required 46.4 feet is granted in full compliance with the plans entitled "*Front Porch for the Residence of Mr. & Mrs. Paul Bischoff.*" Sheets 1 to 5, prepared by Ronald R. Creswell Architecture, Wheaton, IL, 60187, dated July 26, 2007, to allow the construction of a front porch on the following-described real estate:

LOT 2 IN DEJONG'S SUBDIVISION OF LOT 5 IN ARTHUR T. MCINTOSH & COMPANY'S GLENTON ACRES, A SUBDIVISION OF PARTS OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DEJONG'S SUBDIVISION RECORDED FEBRUARY 19, 1964, AS DOCUMENT R64-5352, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-10-200-021

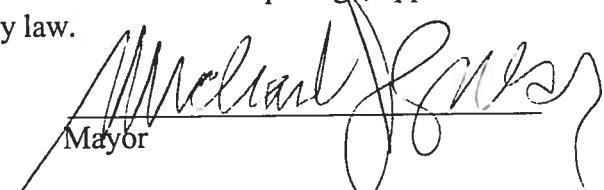
This property is commonly known as 1739 Kay Road, Wheaton, IL 60187.

Section 2: It shall be a condition precedent to the effectiveness, and continuing effectiveness, of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

1. The Owner shall provide a railing around the porch.
2. The Owner shall submit a landscape plan showing plantings along the front of the porch, subject to the approval of the Director of Planning and Economic Development.

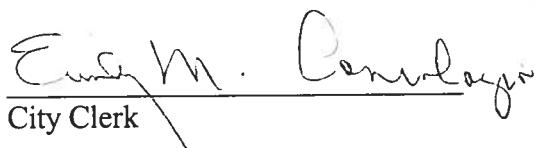
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Michael Gresk
Mayor

ATTEST:



Emily M. Pennington
City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 20, 2007
Published: August 21, 2007

Existing 2-Story
Residence

Proposed Porch

8'

Site Plan



34'17"

42'17"

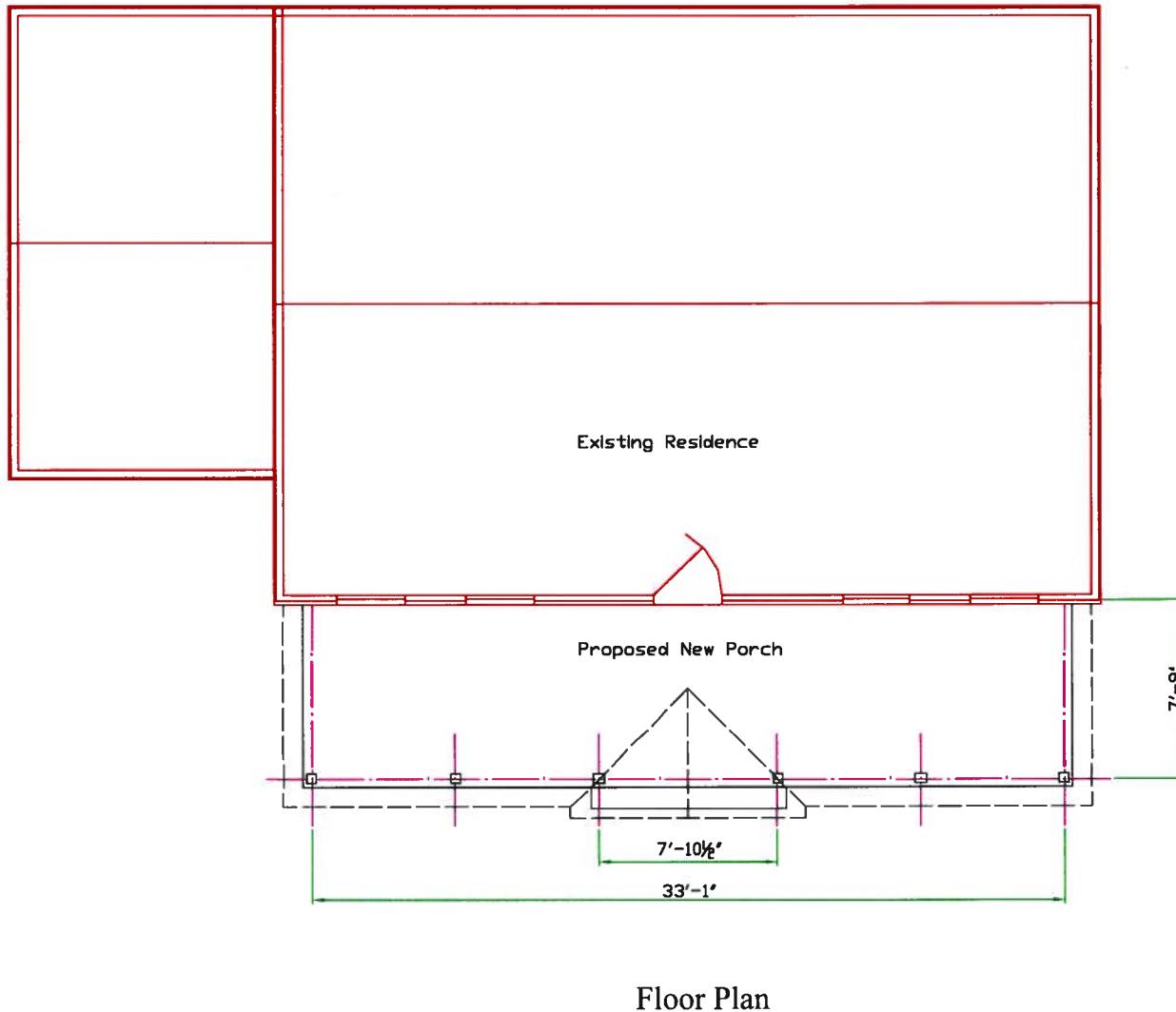
Front Porch Addition to the Residence of
Mr. and Mrs. Paul Bischoff
1739 Kay Road
Wheaton, IL

1	Zoning Application	7/28/07
No.	Review Status	Date

Ronald R Creswell
ARCHITECTURE
Wheaton, Illinois

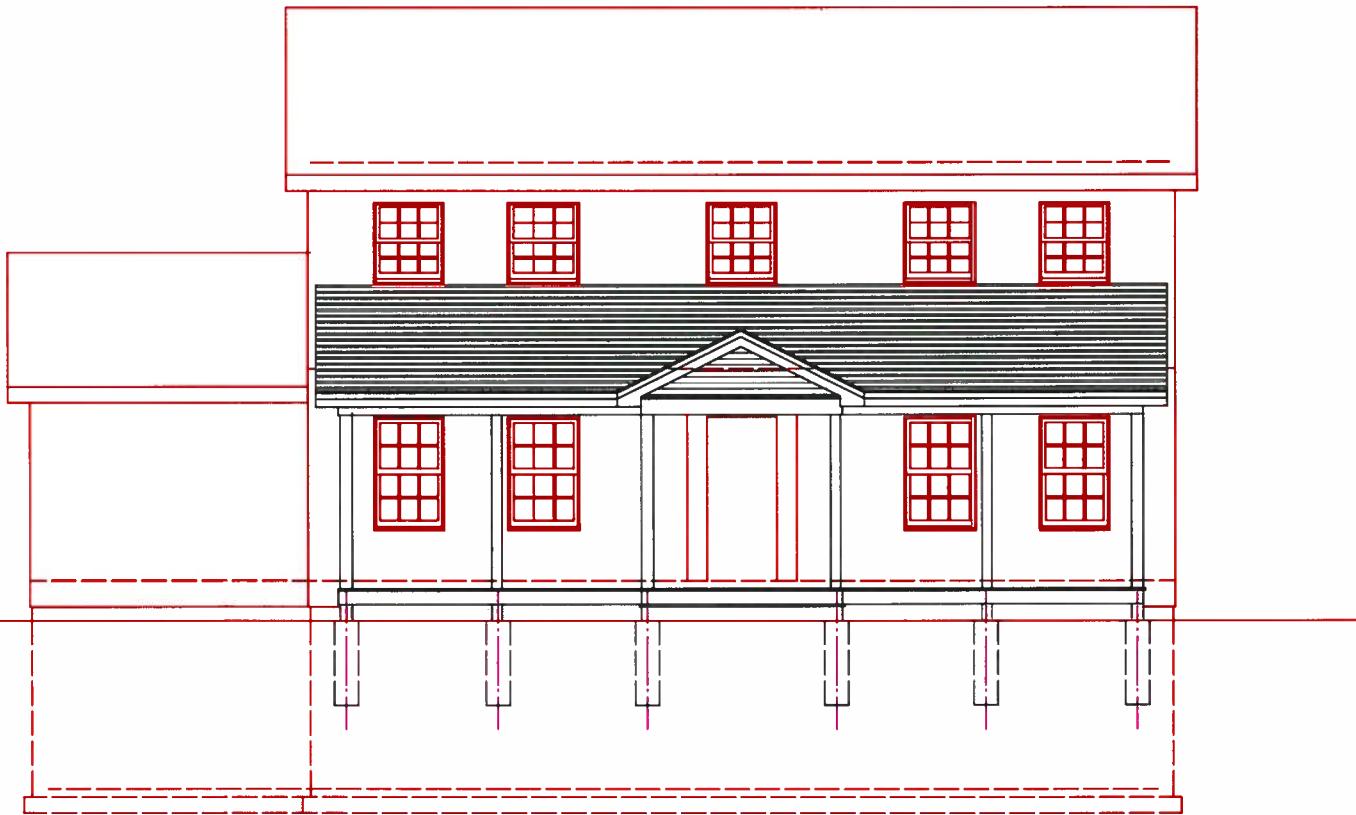
State of Illinois #001-012286 Expires 11/30/08
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1



Floor Plan

General Notes																	
Front Porch Addition to the Residence of																	
Mr. and Mrs. Paul Bischoff																	
1739 Key Road																	
Wheaton, IL																	
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Permit Holder and Address Ronald R Creswell ARCHITECTURE Wheaton, Illinois																	
Permit Holder and Address State of Illinois #001-012286 Expires 11/30/08																	
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South Elevation

General Notes

Front Porch Addition to the Residence of
Mr. and Mrs. Paul Bischoff

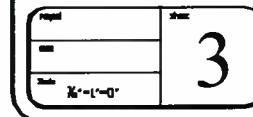
Wheaton, IL

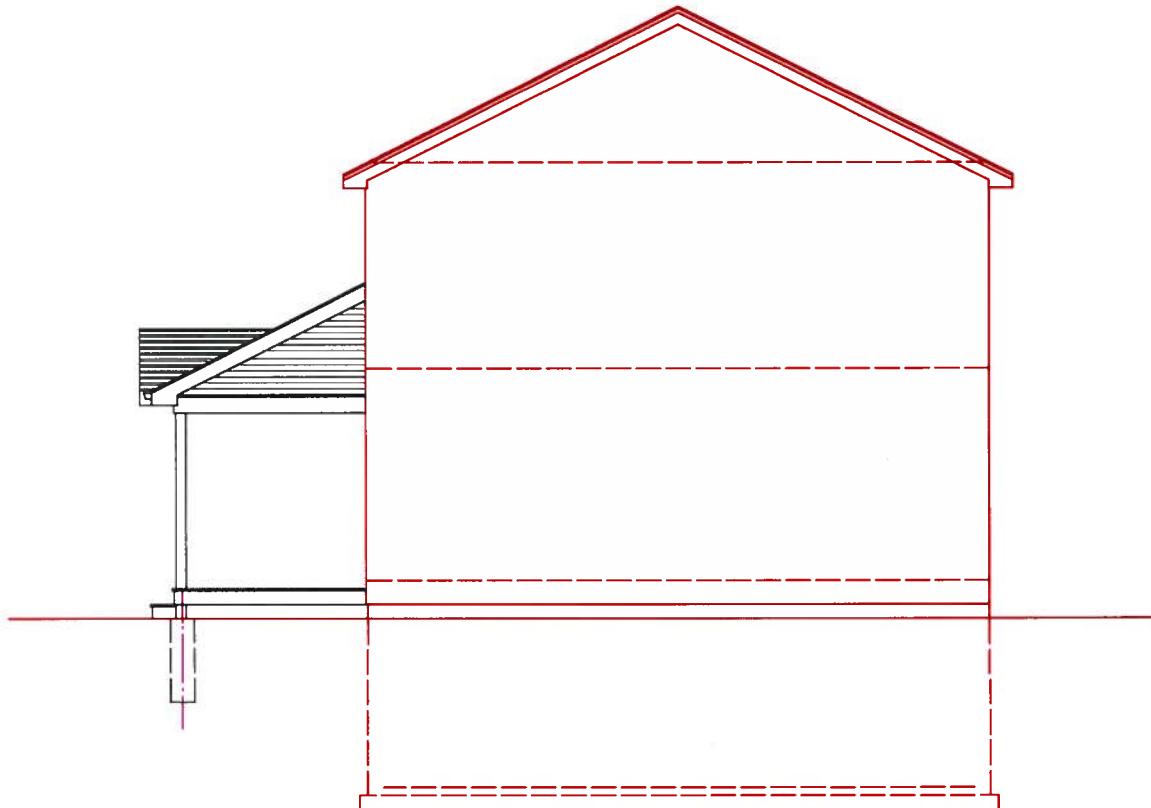
1739 Kay Road

1	Zoning Application	7/24/07
N	Review/Issue	Date

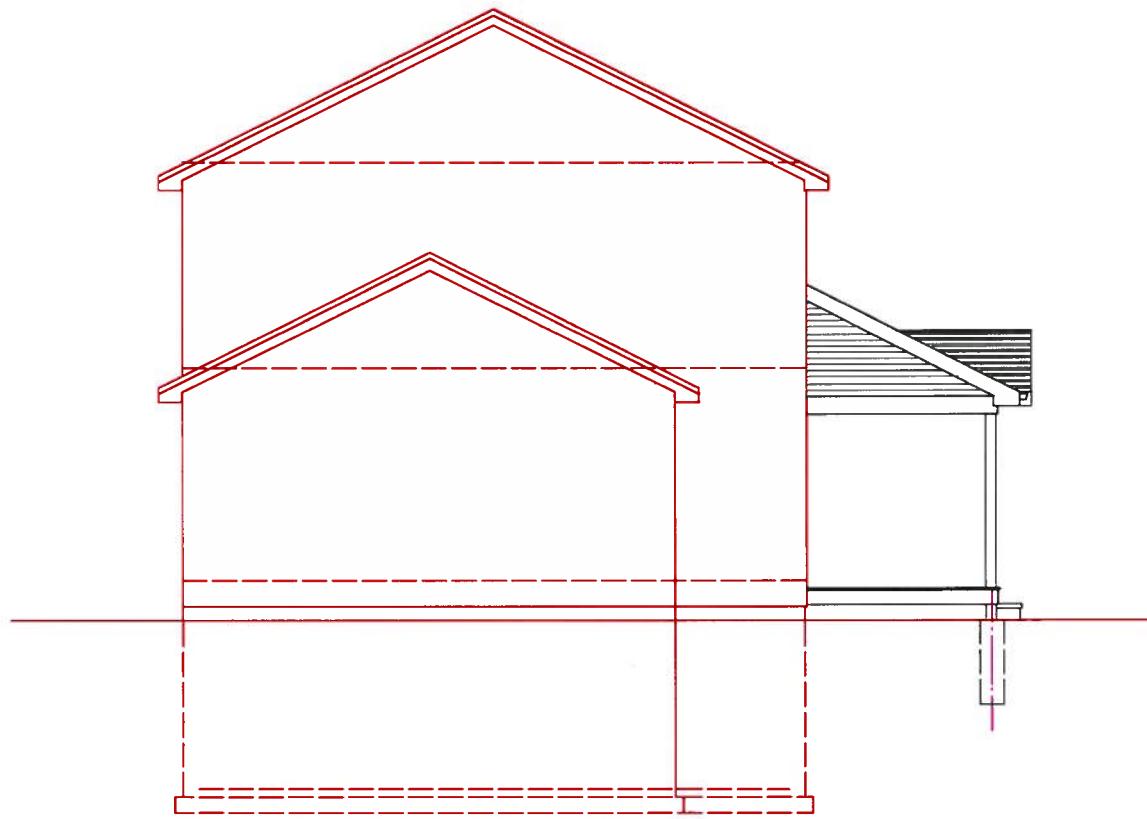
Ronald R Creswell
ARCHITECTURE
Wheaton, Illinois

State of Illinois
#001-012286
Expires 11/30/08





East Elevation



Wast Elevation

General Notes

Front Porch Addition to the Residence of
Mr. and Mrs. Paul Bischoff

Wheaton, IL

1739 Kay Road

1	Zoning Applied For	7/23/07
No.	Permits Issued	Date

One Name and Address
Ronald R Creswell
ARCHITECTURE
Wheaton, Illinois

One Name and Address
State of Illinois
#001-012286
Expires 11/30/08

