

ORDINANCE NO. F-1729

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 921 JAMES COURT - MC CURDY**

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 two-story addition and front porch with a front yard setback of 36.0 feet in lieu of the required 46.82 feet, on certain property legally described herein and commonly known as 921 James 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 July 23, 2013 and August 27, 2013 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 of 36.0 feet in lieu of the required 46.82 feet is granted for a two-story addition and front porch; in substantial compliance with the site plan, elevations and floor plans dated July 23, 2013 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

LOT 3 IN BLOCK 2 IN WHEATON'S THIRD RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS OF TRACKS 2, 8, AND 12 IN WASHINGTON WHEATON'S SUBDIVISION UNIT NO. 4, BEING A PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WHEATON'S THIRD RESUBDIVISION, RECORDED DECEMBER 14, 1951, AS DOCUMENT 641433, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-21-106-003

The subject property is commonly known as 921 James 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

Michael J. Fink
Mayor

ATTEST:

Alan Bennett Hogan
City Clerk

Roll Call Vote

Ayes: Councilman Rutledge

Mayor Gresk

Councilwoman Pacino Sanguinetti

Councilman Scalzo

Councilman Prendiville

Nays: Councilman Suess

Absent: Councilman Saline

Motion Carried

Passed: September 3, 2013

Published: September 4, 2013

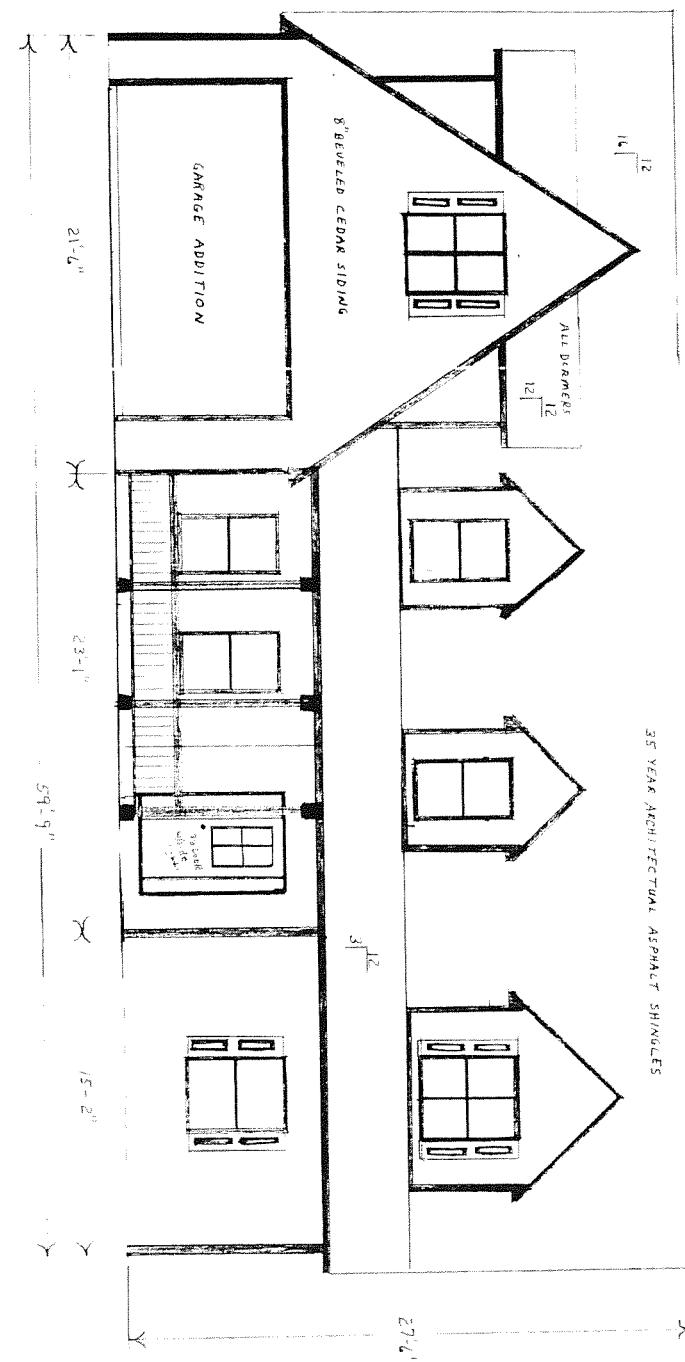
MCCURDY RESIDENCE 41-101

921 JAMES CT. WHEATON

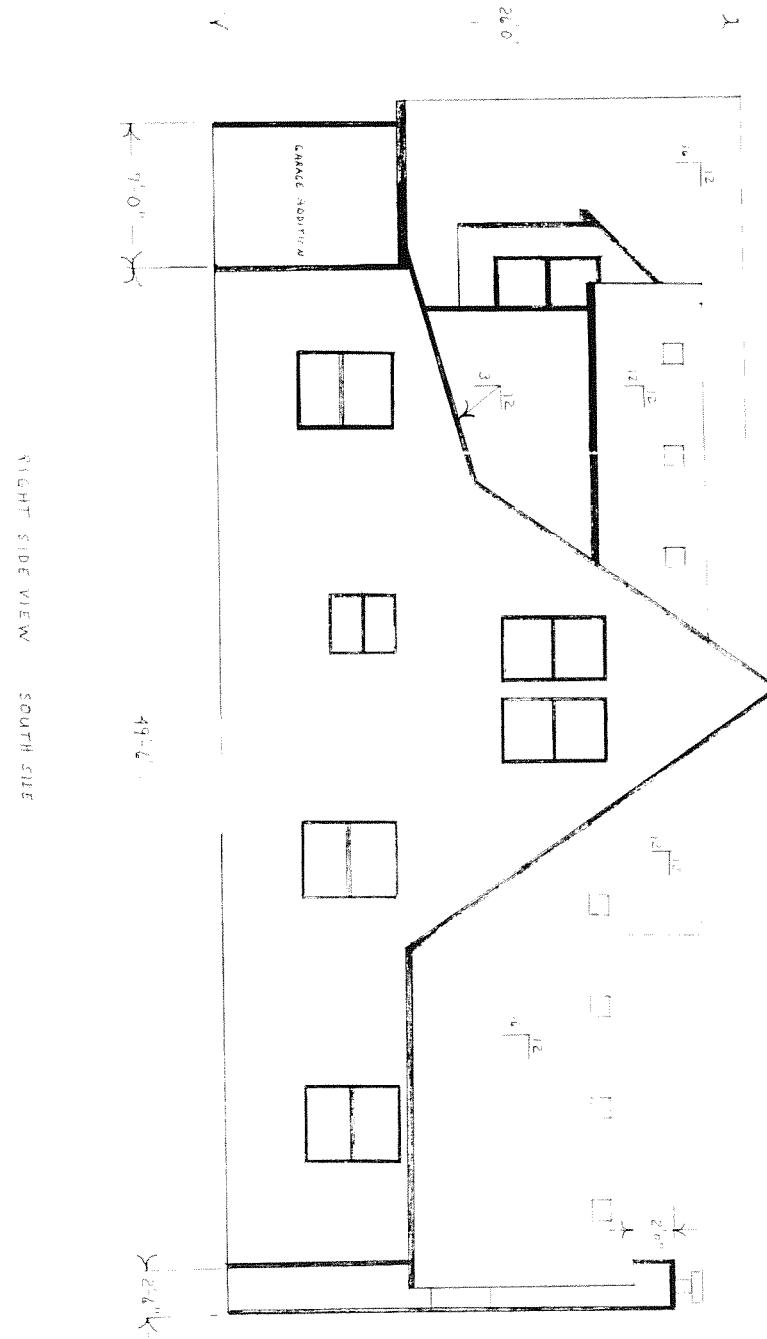
35 YEAR ARCHITECTURAL ASPHALT SHINGLES

8" BEVELED CEDAR SIDING

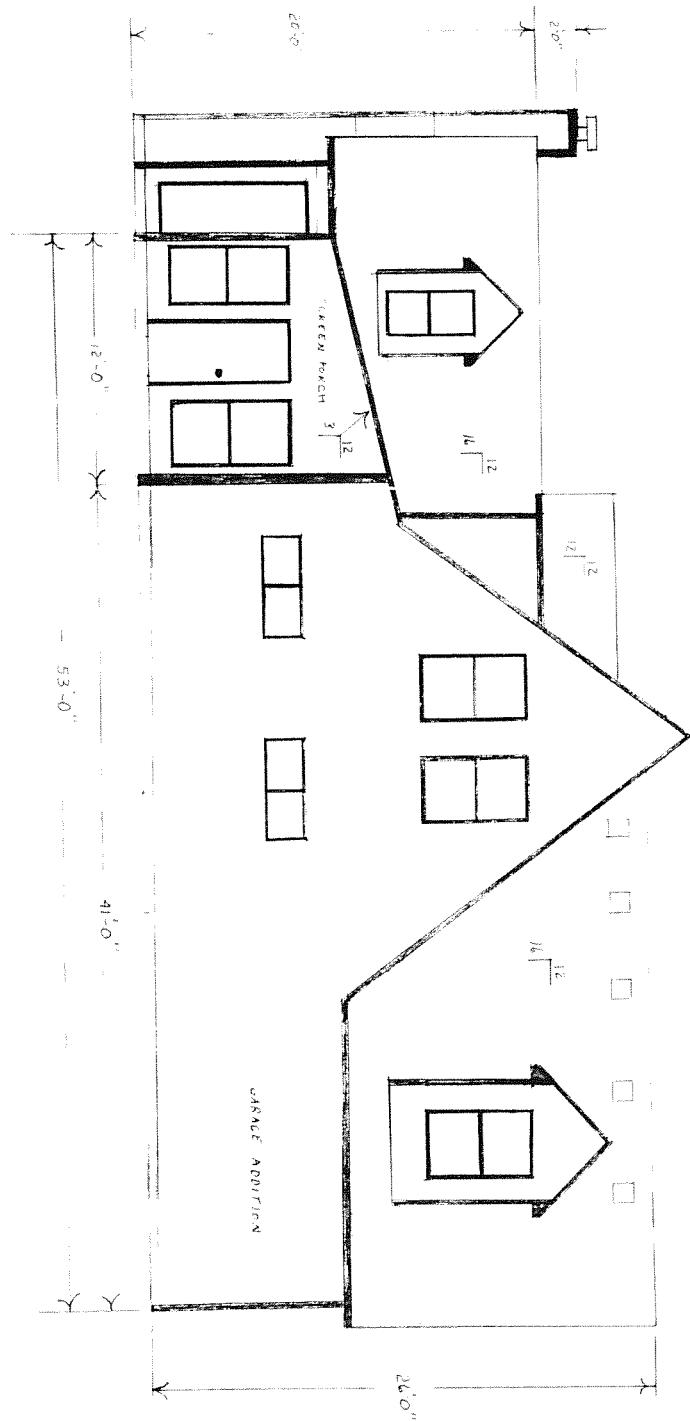
WEST SIDE KONT VIEW



7/23/13



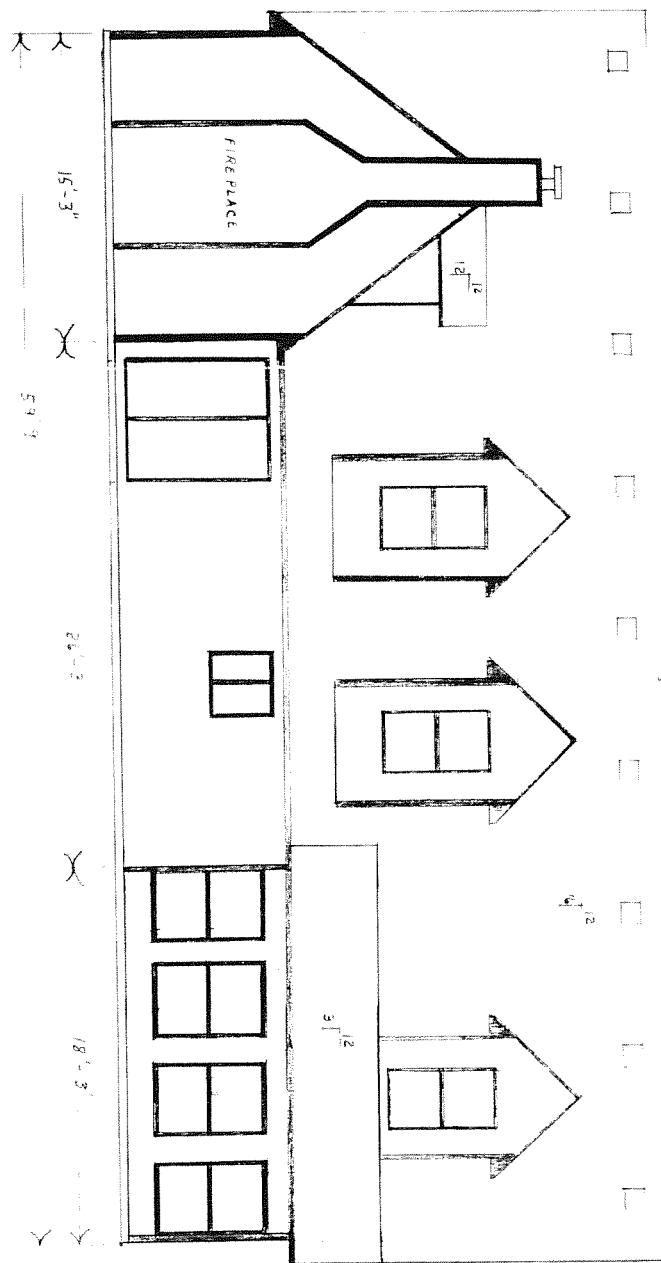
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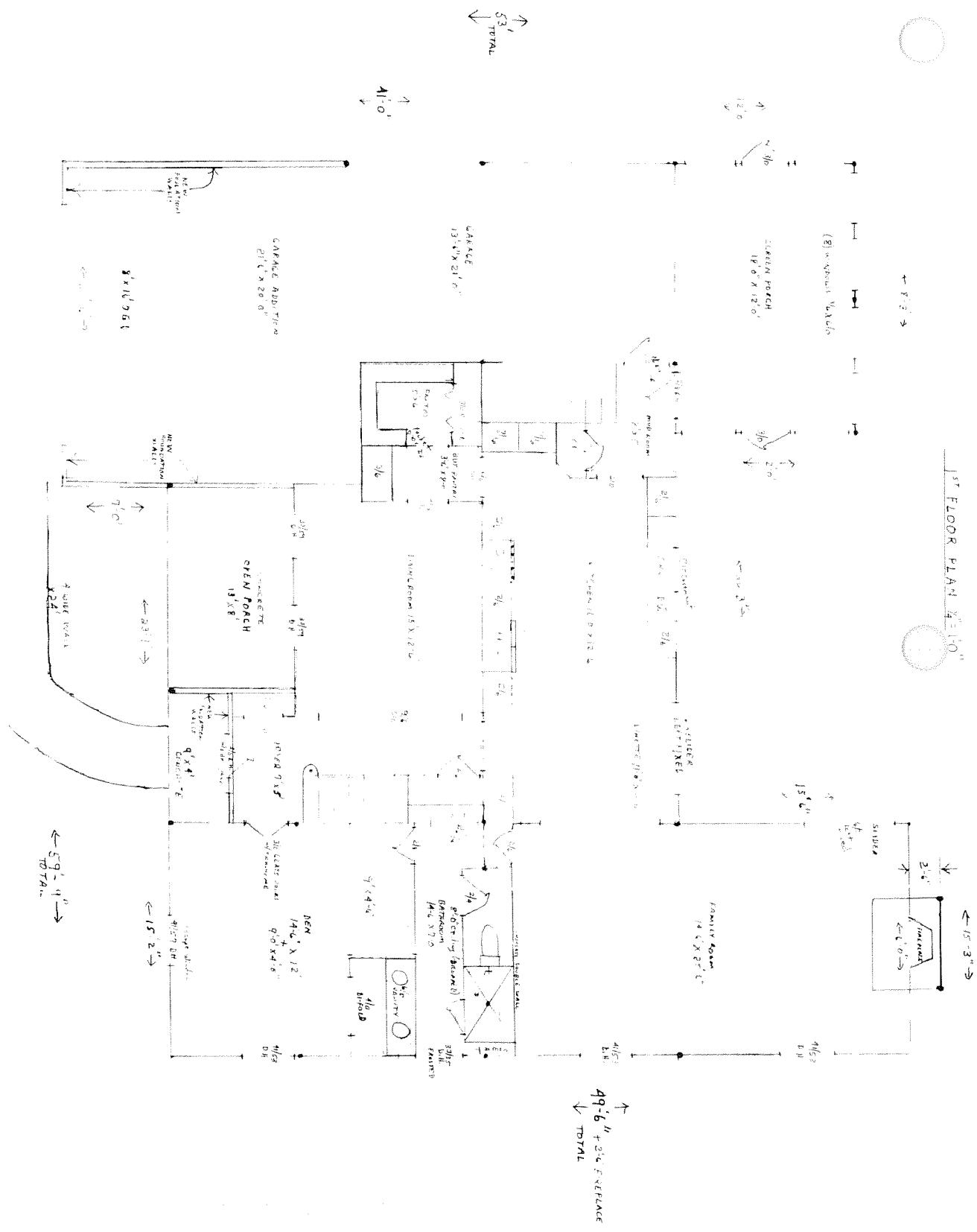
LEFT SIDE VIEW NORTH SIDE

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REAR view EAST side

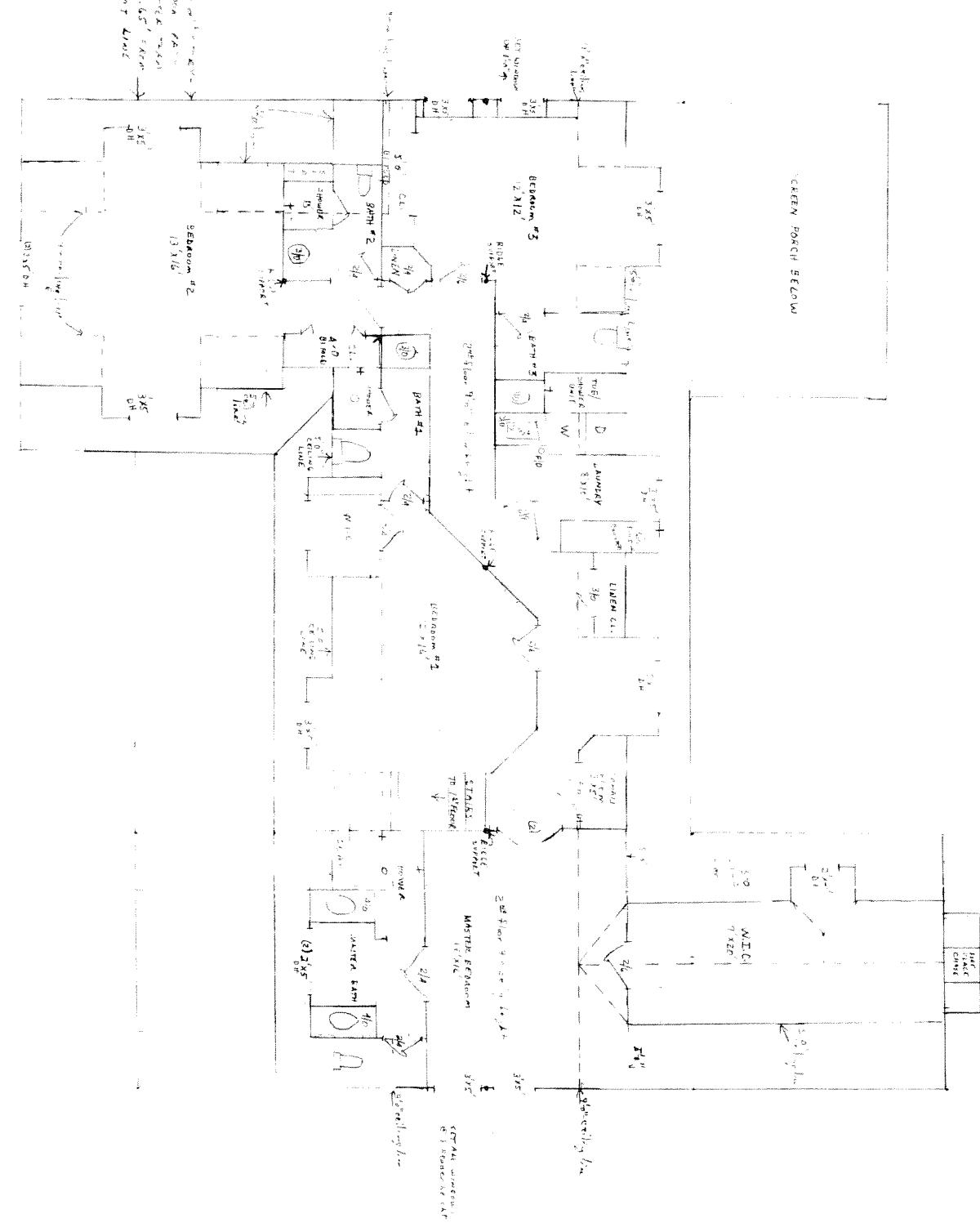


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GREEN PORCH BELOW



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