

**ORDINANCE NO. F-1293**

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION  
ON THE PROPERTY COMMONLY KNOWN AS  
19 CIRCLE AVENUE/BENNETT**

**WHEREAS**, written application has been made requesting a variation to Article 10.2.5 of the Wheaton Zoning Ordinance to allow the construction of a porch with a front yard setback of 21.3 feet in lieu of the required 31.8 feet on certain property legally described herein and commonly known as 19 Circle Avenue, 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, 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 21.3 feet in lieu of the required 31.8 feet is granted in full compliance with the site plans and elevations submitted with the application dated June 25, 2007, to allow the construction of a front porch on the following-described real estate:

LOT 14 IN ARTHUR T. MC INTOSH AND COMPANY'S CIRCLE AVENUE SUBDIVISION, A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1923 AS DOCUMENT 169325 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-200-014

This property is commonly known as 19 Circle Avenue, Wheaton, IL 60187.

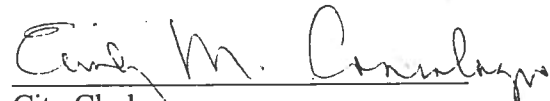
**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**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

2-21-07-15937-1

ATTEST:

  
\_\_\_\_\_  
City Clerk

Roll Call Vote:

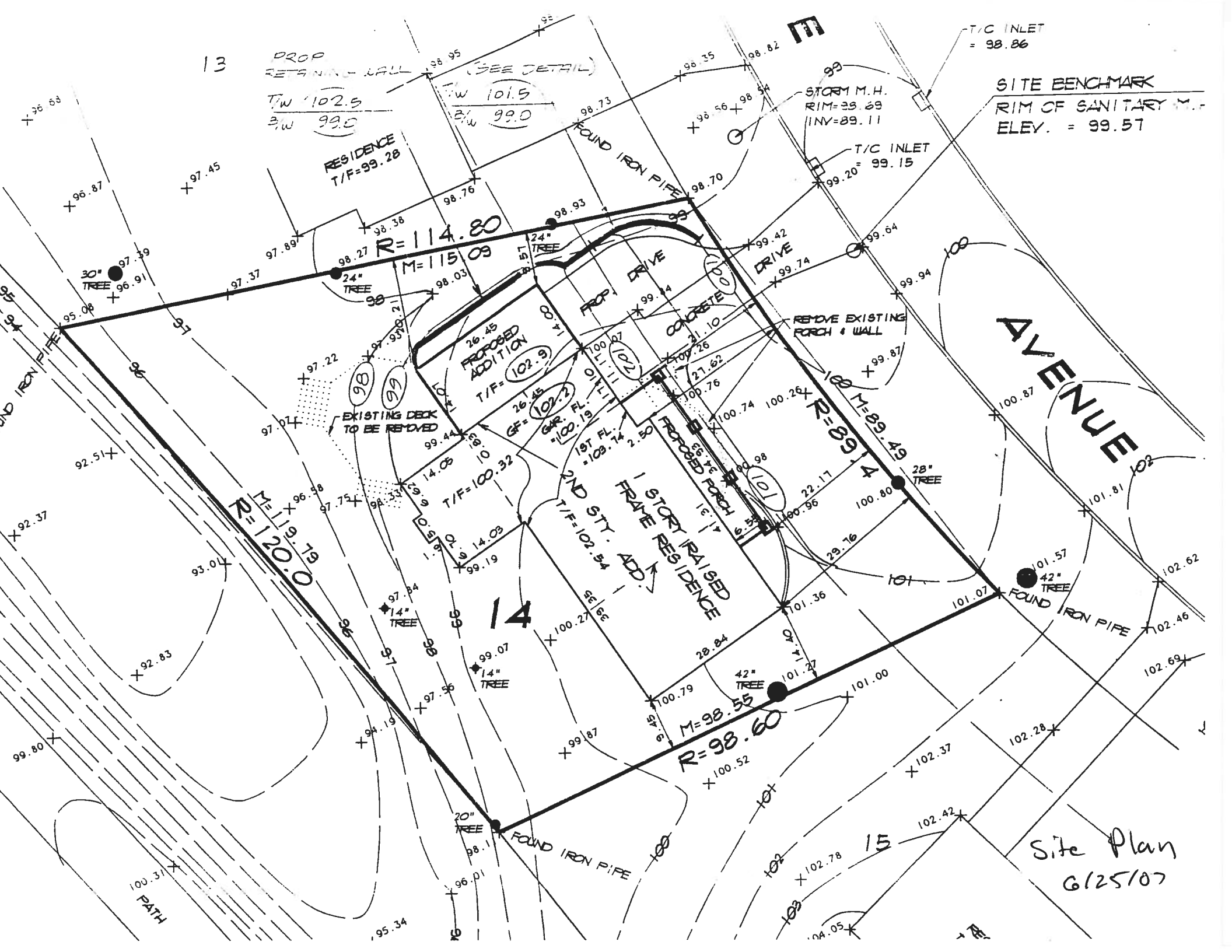
Ayes: Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

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



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DROP RETAINING WALL (SEE DETAIL)  
 T/W 102.5  
 B/W 99.0  
 T/W 101.5  
 B/W 99.0

RESIDENCE  
 T/F=99.28

STORM M.H.  
 RIM=89.69  
 INV=89.11

SITE BENCHMARK  
 RIM OF SANITARY M.H.  
 ELEV. = 99.57

R=114.80  
 M=115.09

PROPOSED ADDITION  
 T/F=102.9

1 STORY RAISED  
 FRAME RESIDENCE  
 T/F=102.54

REMOVE EXISTING  
 PORCH & WALL

M=119.19  
 R=120.0

14

M=98.55  
 R=98.60

M=89.49  
 R=89.14

Site Plan  
 6/25/07

100.31  
 PATH

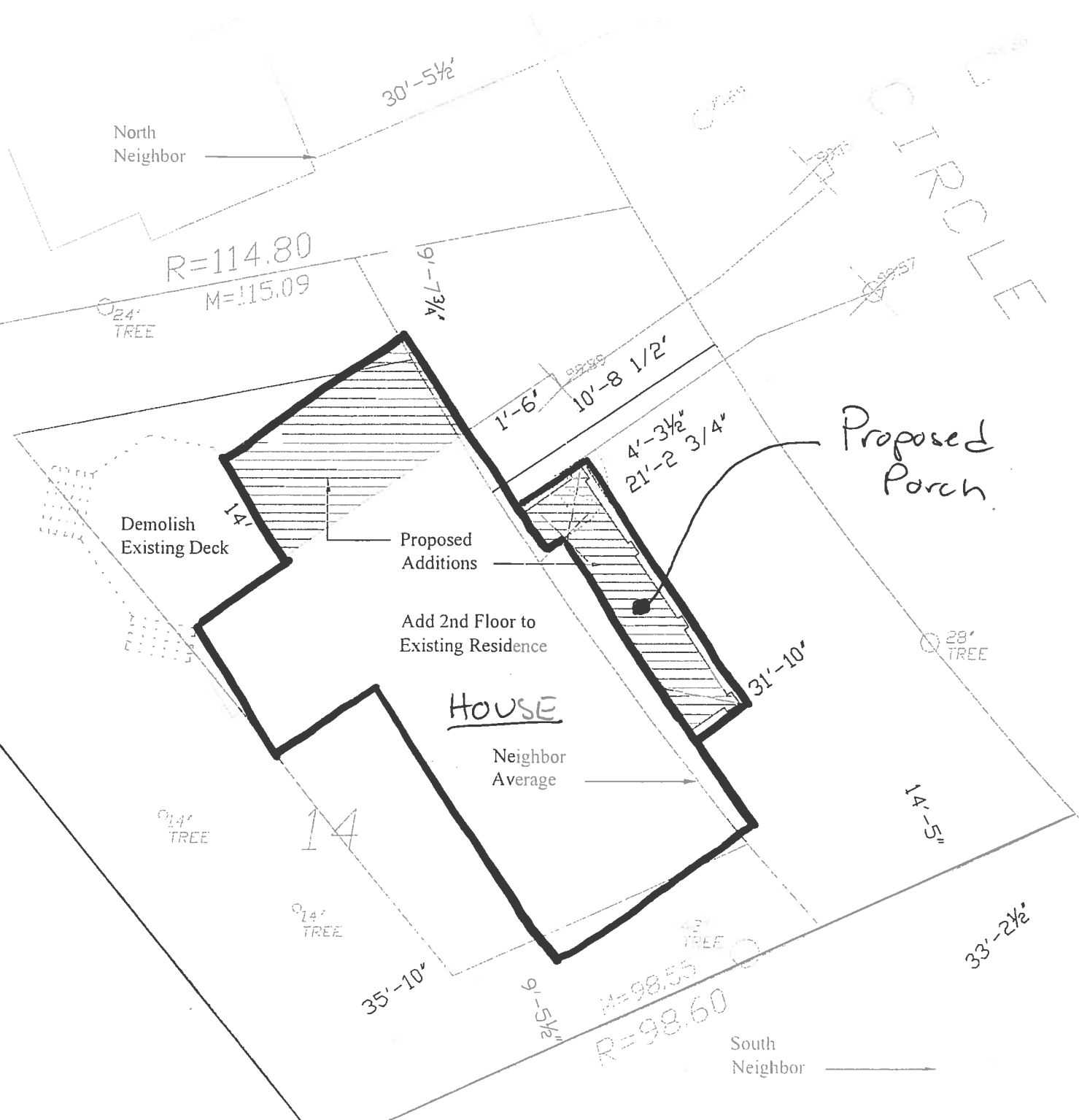
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SITE BOUNDARY  
RIM OF SAND  
ELEV. = 99



CIRCLE

AVENUE



North Neighbor

R=114.80  
M=115.09

24" TREE

30'-5 1/2'

9'-7 3/4"

1'-6" 10'-8 1/2'

4'-3 1/2" 21'-2 3/4"

Proposed Porch

Demolish Existing Deck

Proposed Additions

Add 2nd Floor to Existing Residence

HOUSE

Neighbor Average

28" TREE

14" TREE

14" TREE

35'-10"

9'-5 1/2"

M=98.55  
R=98.60

South Neighbor

14'-5"

42" TREE

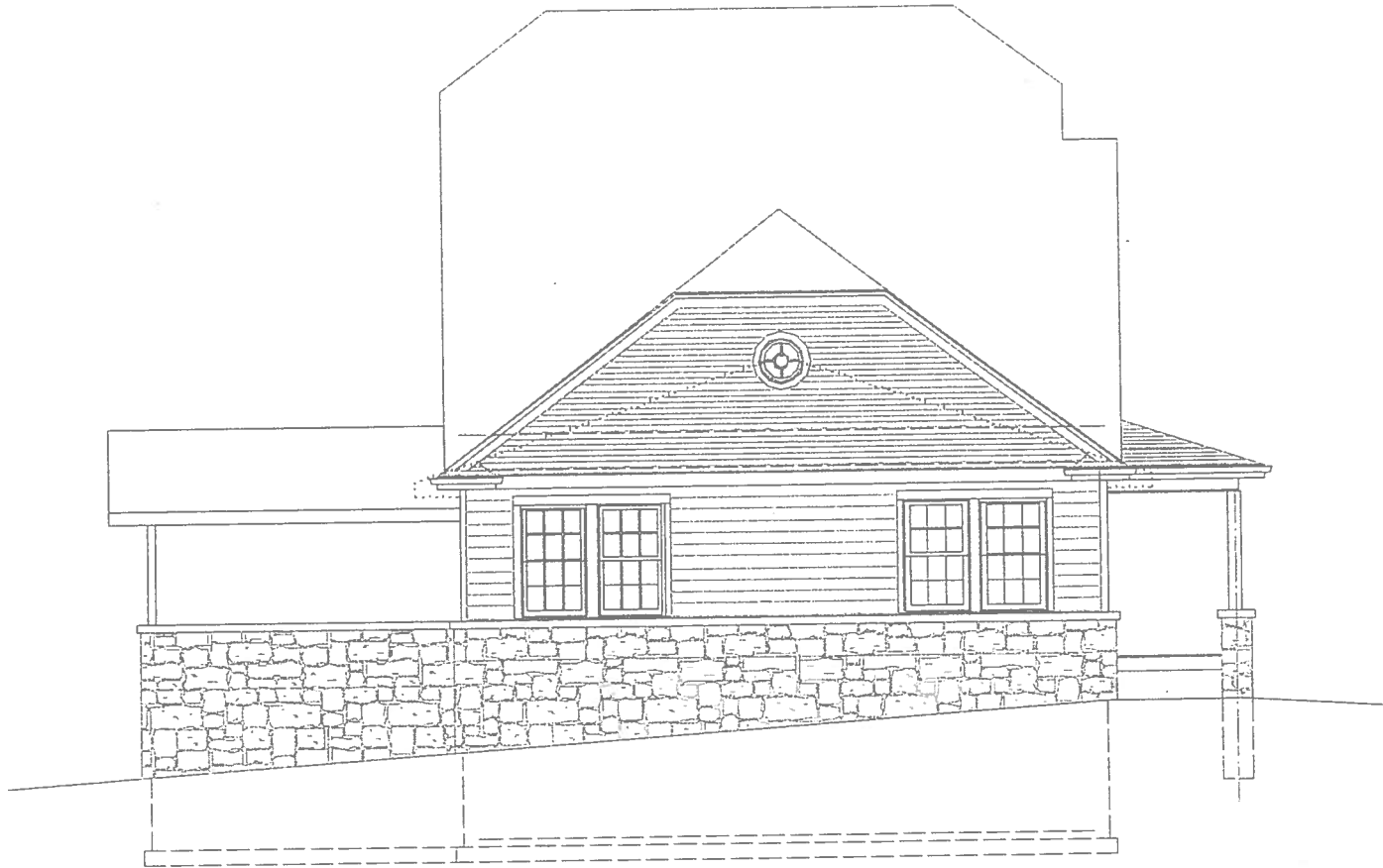
33'-2 1/2'

Site Plan  
6/25/07



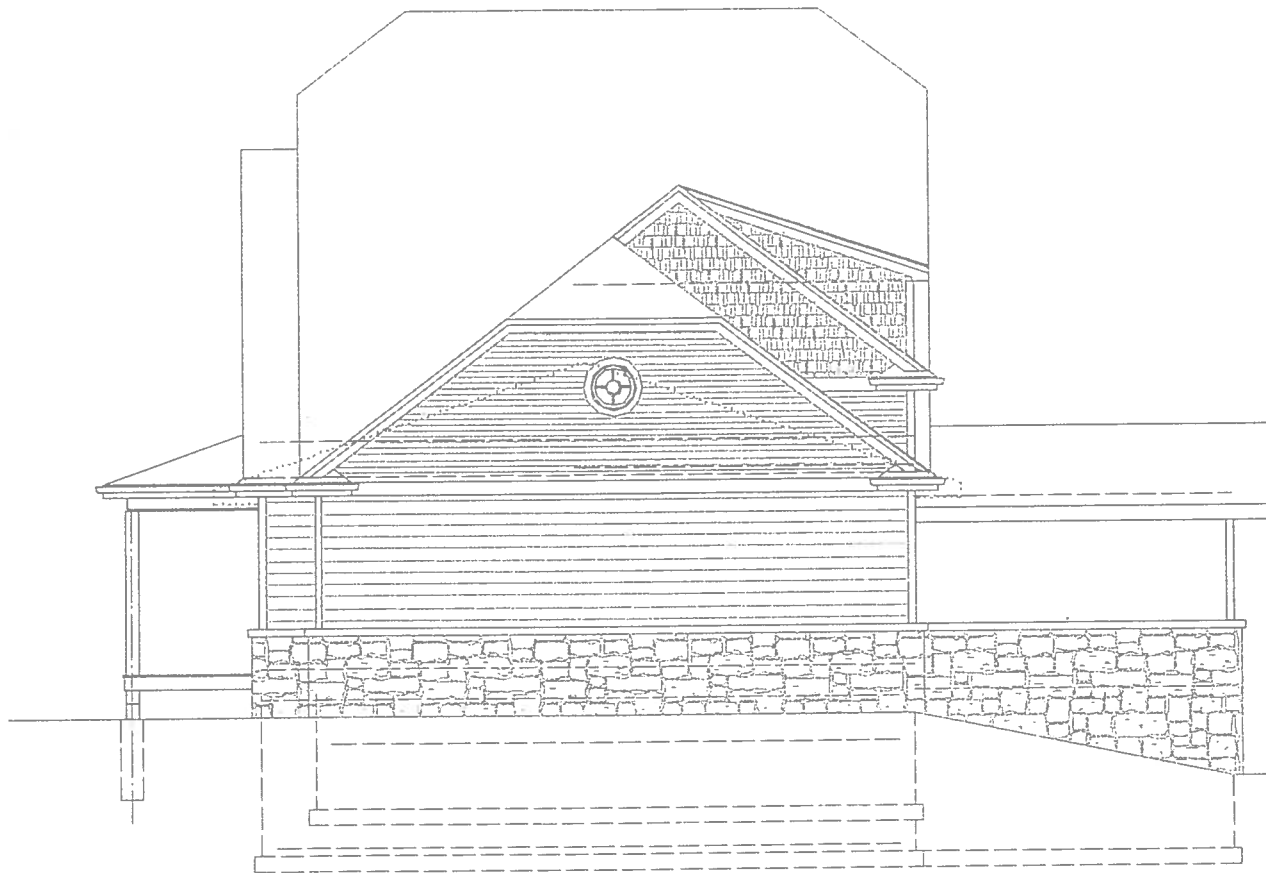
6-19 East Elevation

G/25/07



South Elevation

6125107



North Elevation

6125107



3-21 West Elevation

6/25/07