

**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:

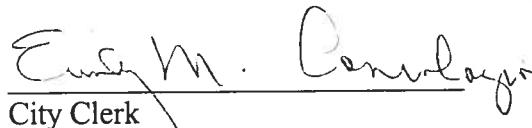
1. The Owner shall provide a railing around the porch.
2. The Owner shall submit a landscape plan showing plantings along the front of the porch, subject to the approval of the Director of Planning and Economic Development.

**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.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote:

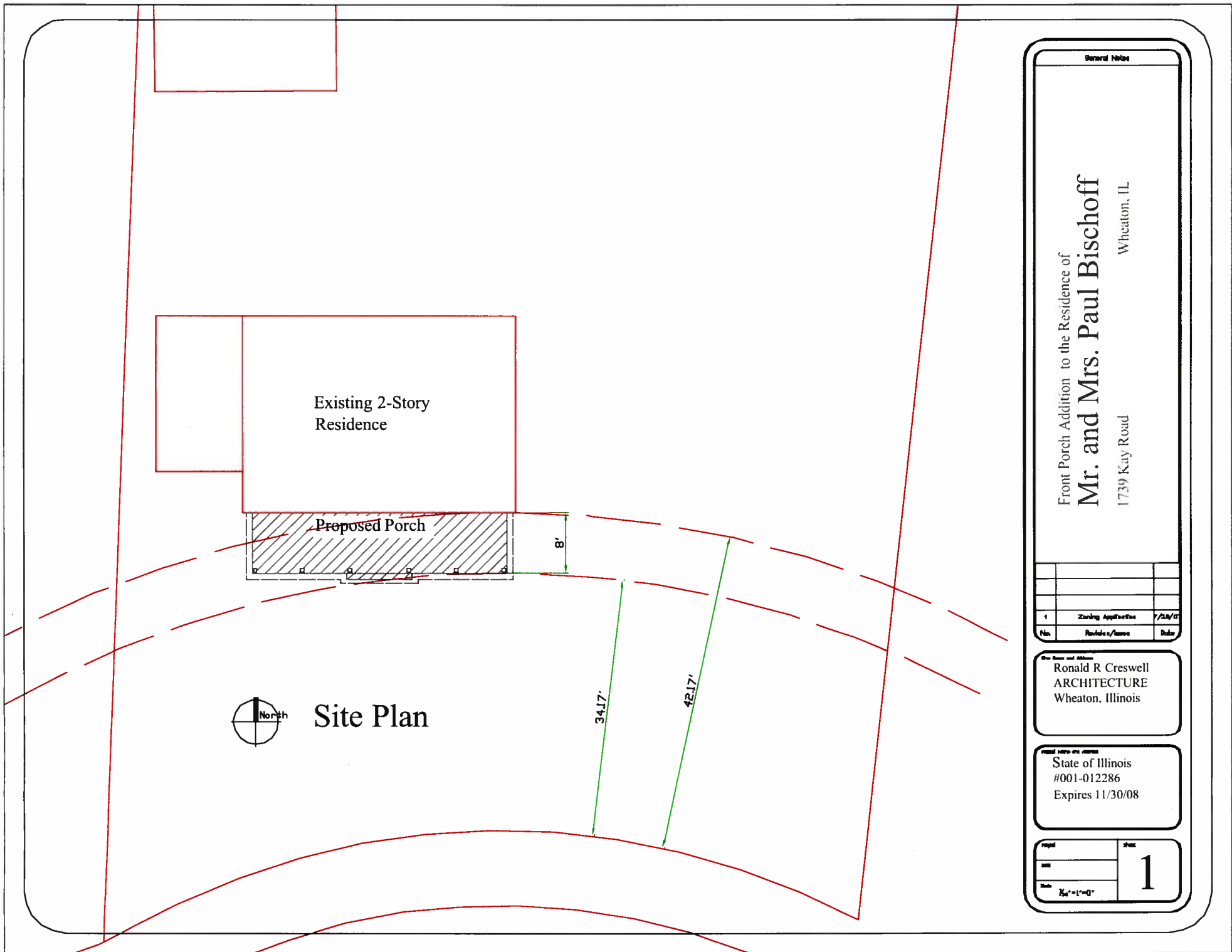
Ayes: Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

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



General Notes

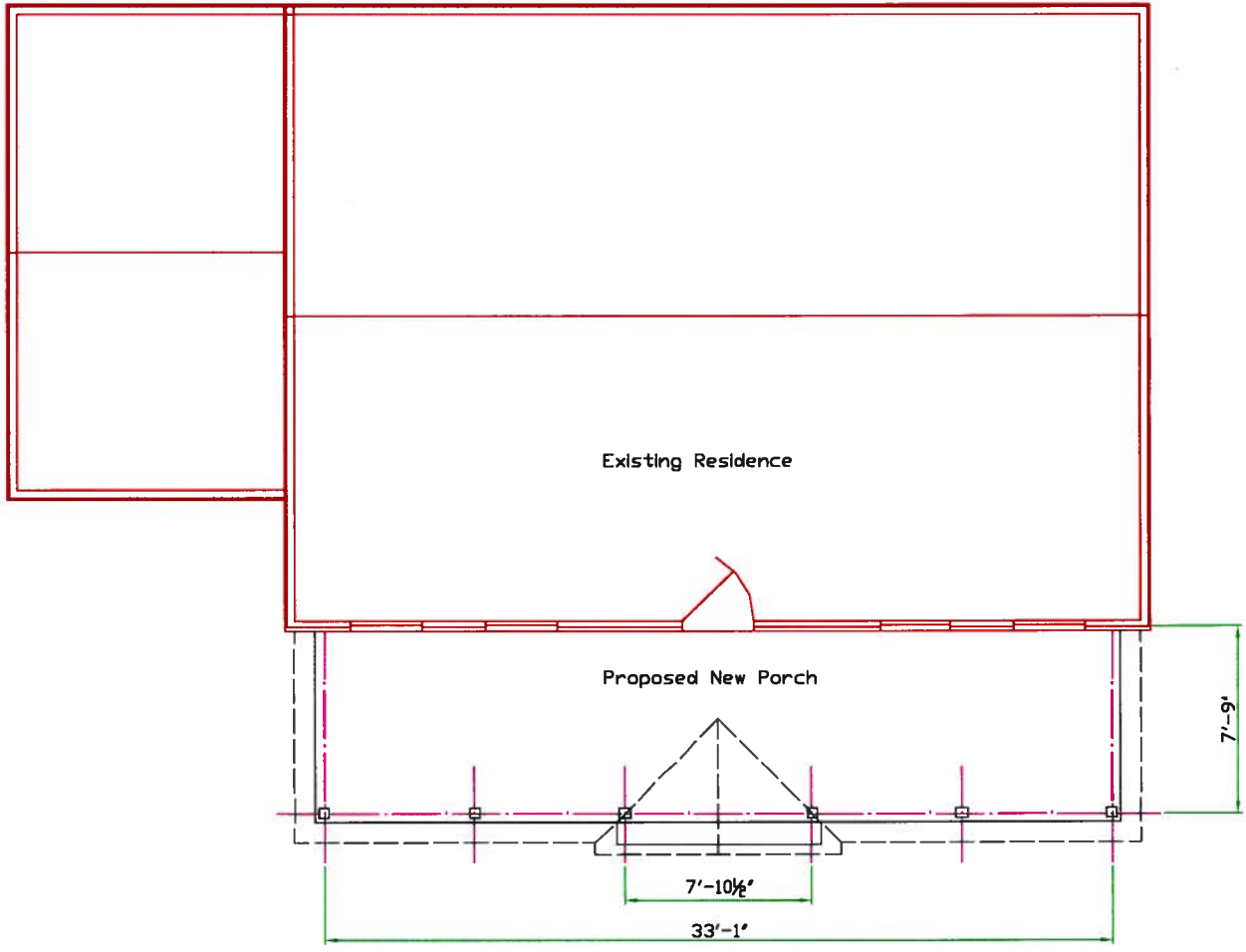
Front Porch Addition to the Residence of  
**Mr. and Mrs. Paul Bischoff**  
 1739 Kay Road  
 Wheaton, IL

No.	Revisions/Notes	Date
1	Zoning Application	7/28/07

Prepared by:  
**Ronald R Creswell**  
 ARCHITECTURE  
 Wheaton, Illinois

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

Scale	1/4" = 1'-0"
Sheet	1



Floor Plan

General Note

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

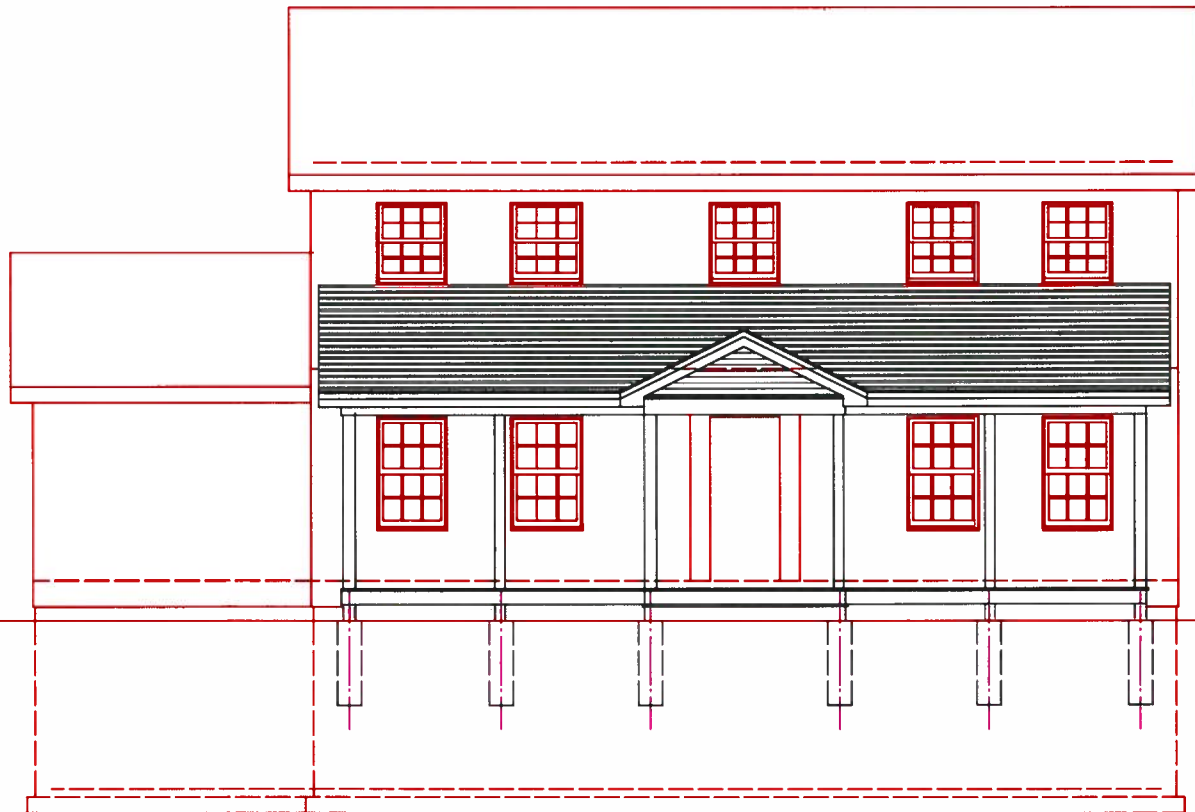
No.	Revisions/Notes	Date
1	Zoning Application	7/22/07

Prepared by:  
**Ronald R Creswell**  
 ARCHITECTURE  
 Wheaton, Illinois

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

Scale: 1/8" = 1'-0"

2



South Elevation

General Notes

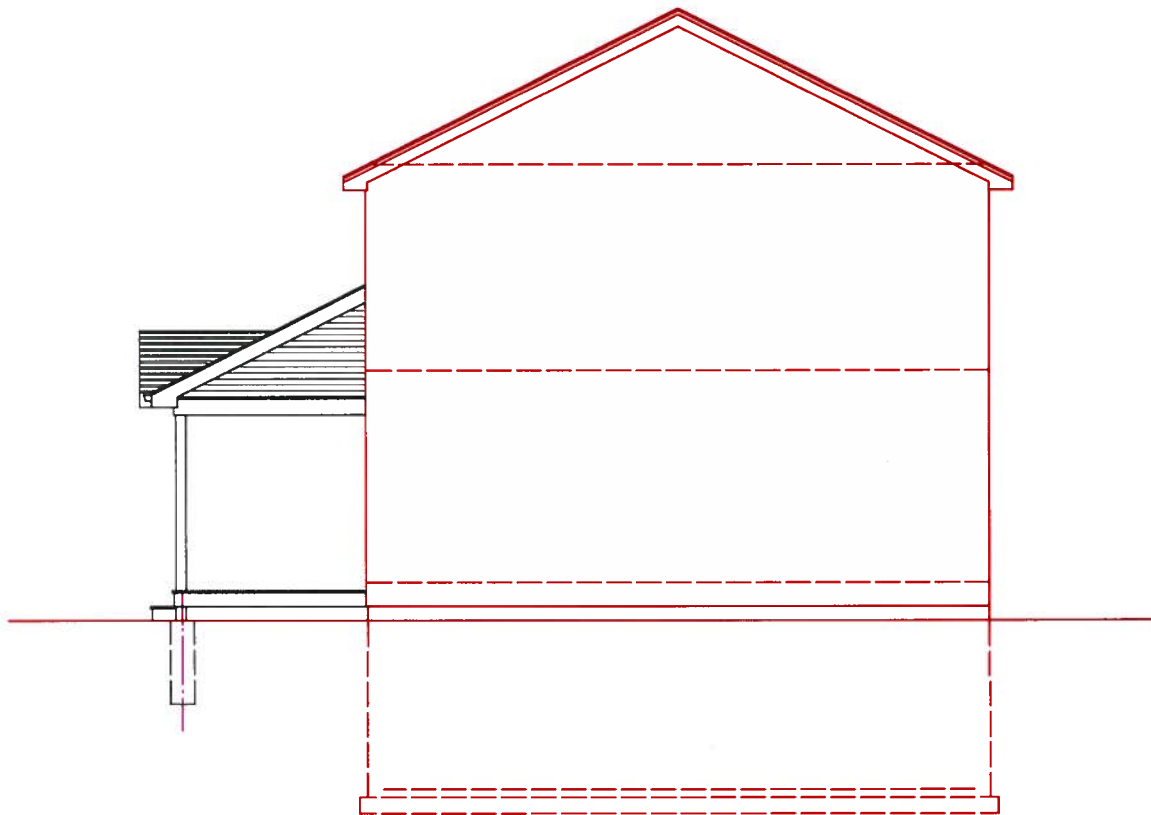
Front Porch Addition to the Residence of  
**Mr. and Mrs. Paul Bischoff**  
 1739 Kay Road  
 Wheaton, IL

No.	Revisions/Notes	Date
1	Zoning Application	7/24/08

Prepared by  
**Ronald R Creswell**  
 ARCHITECTURE  
 Wheaton, Illinois

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

Scale	3
Sheet No.	



East Elevation

General Notice

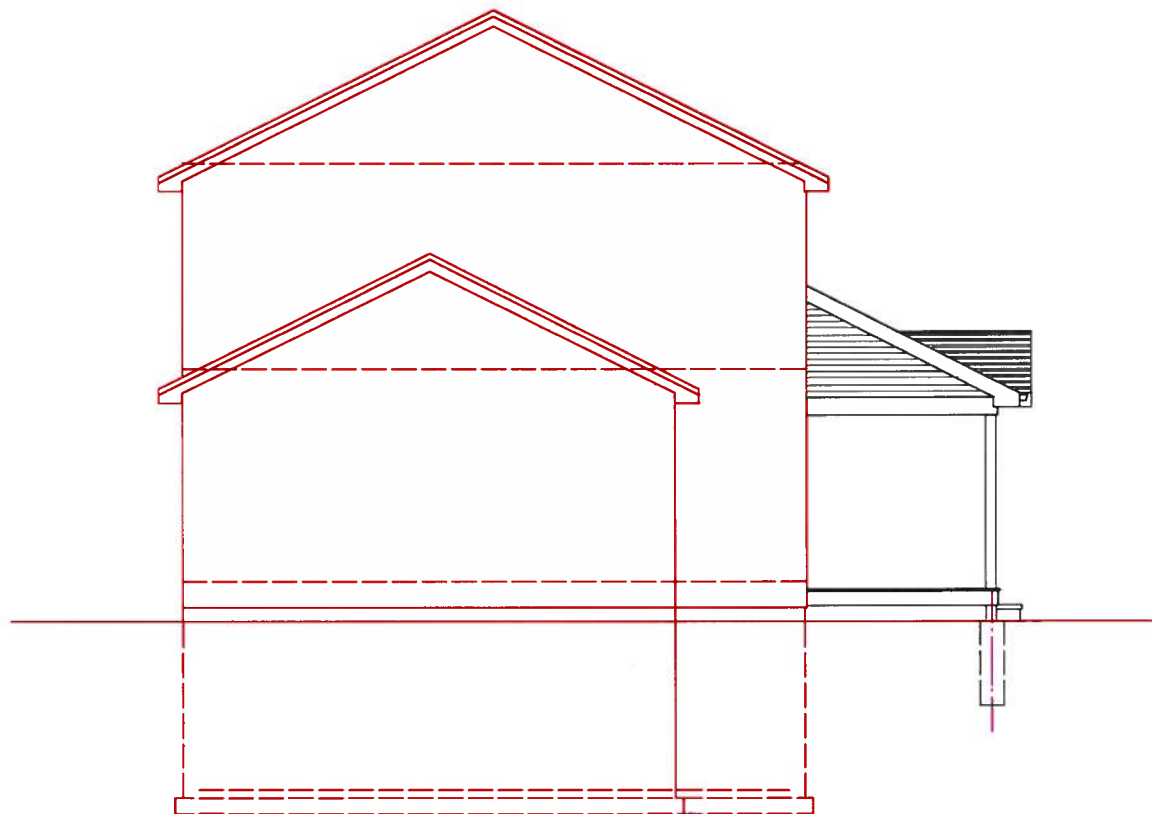
Front Porch Addition to the Residence of  
**Mr. and Mrs. Paul Bischoff**  
 1739 Kay Road  
 Wheaton, IL

No.	Revised/Issues	Date
1	Zoning Application	7/28/07

**Prepared by:**  
 Ronald R Creswell  
 ARCHITECTURE  
 Wheaton, Illinois

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

Scale	Sheet
1/4" = 1'-0"	<b>4</b>



West Elevation

General Note

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

1	Zoning Application	7/28/07
No.	Revised by/Name	Date

Prepared and Drawn by  
**Ronald R. Creswell**  
 ARCHITECTURE  
 Wheaton, Illinois

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

Scale: 1/8" = 1'-0"

5