

ORDINANCE NO. F-1437

AN ORDINANCE GRANTING A SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 2183 BRADFORD DRIVE/ PAOLUCCI

WHEREAS, written application has been made requesting a variation from the provisions of Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction of a screen porch with an interior side yard setback of 2.86 feet in lieu of the required 6 feet, all on certain property legally described herein and commonly known as 2183 Bradford Drive, 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 June 23, 2009 to consider the variation request; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variation, pursuant to certain conditions and requirements.

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 determined by the Wheaton Planning and Zoning Board, a variation from the requirements of Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction of a screen porch with an interior side yard setback of 2.86 feet in lieu of the required 6 feet, on the following-described property:

LOT 539 IN BRIARCLIFFE UNIT THREE, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-34-107-004

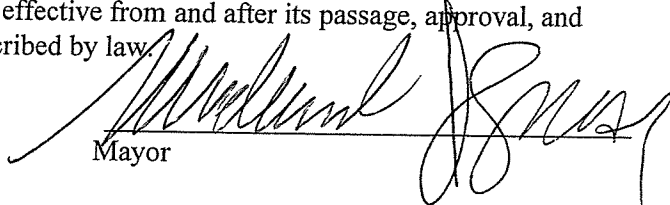
The subject property is commonly known as 2183 Bradford Drive, Wheaton, IL 60189.

Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

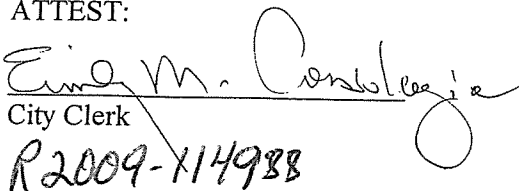
1. Lattice screening shall be installed on the bottom portion of the screen porch facing the street; and
2. The approval shall only be for a screen porch; the porch shall not be converted into a three season room.

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
R2009-114988

Roll Call Vote:

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

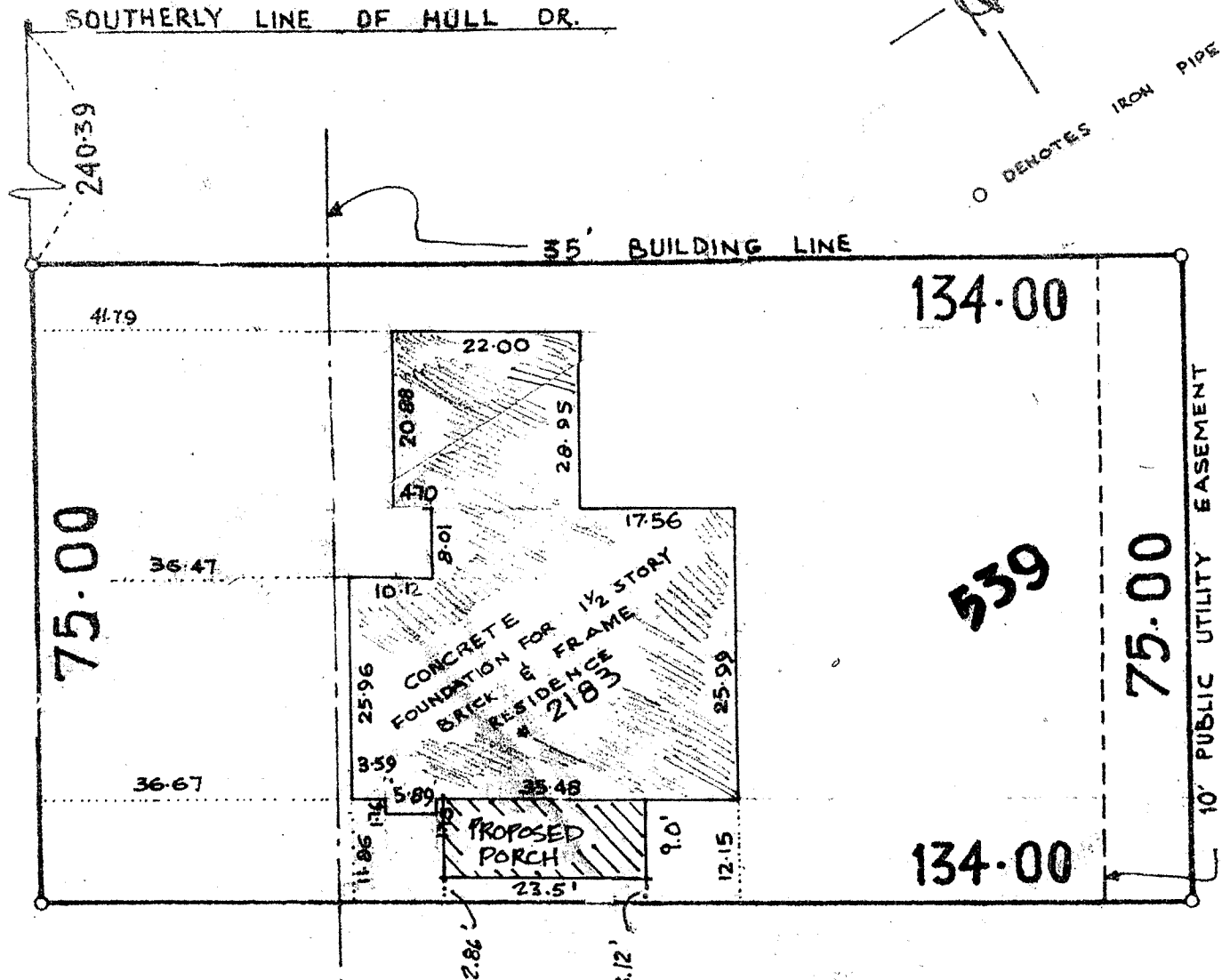
Nays: None

Absent : None

Motion Carried Unanimously

Passed: July 6, 2009
Published: July 7, 2009

BRADFORD DR.



SITE PLAN
1" = 20'



① PRELIM SIDE ELEVATION
 SCALE: 3/16" = 1'-0" REF: --

ERIC CARLSON, ARCHITECTS INC.
 OSWEGO IL 60543
 455 BARNABY DRIVE
 PHONE 630 400 2950
 FAX 630 786-3132

Screen Porch Addition
The Paolucci Residence
 2183 Bradford Dr.
 Wheaton, IL 60187

REVISIONS	

DRAWN BY: EC
 DATE: 05-12-09
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SHEET
1
 OF
3



① PARTIAL FRONT ELEVATION
 SCALE: 3/16" = 1'-0" REF: --

ERIC CARLSON, ARCHITECTS INC.

OSWEGO IL 60543
 FAX 630 786-3132

455 BARNABY DRIVE
 PHONE 630 400 2950

Screen Porch Addition

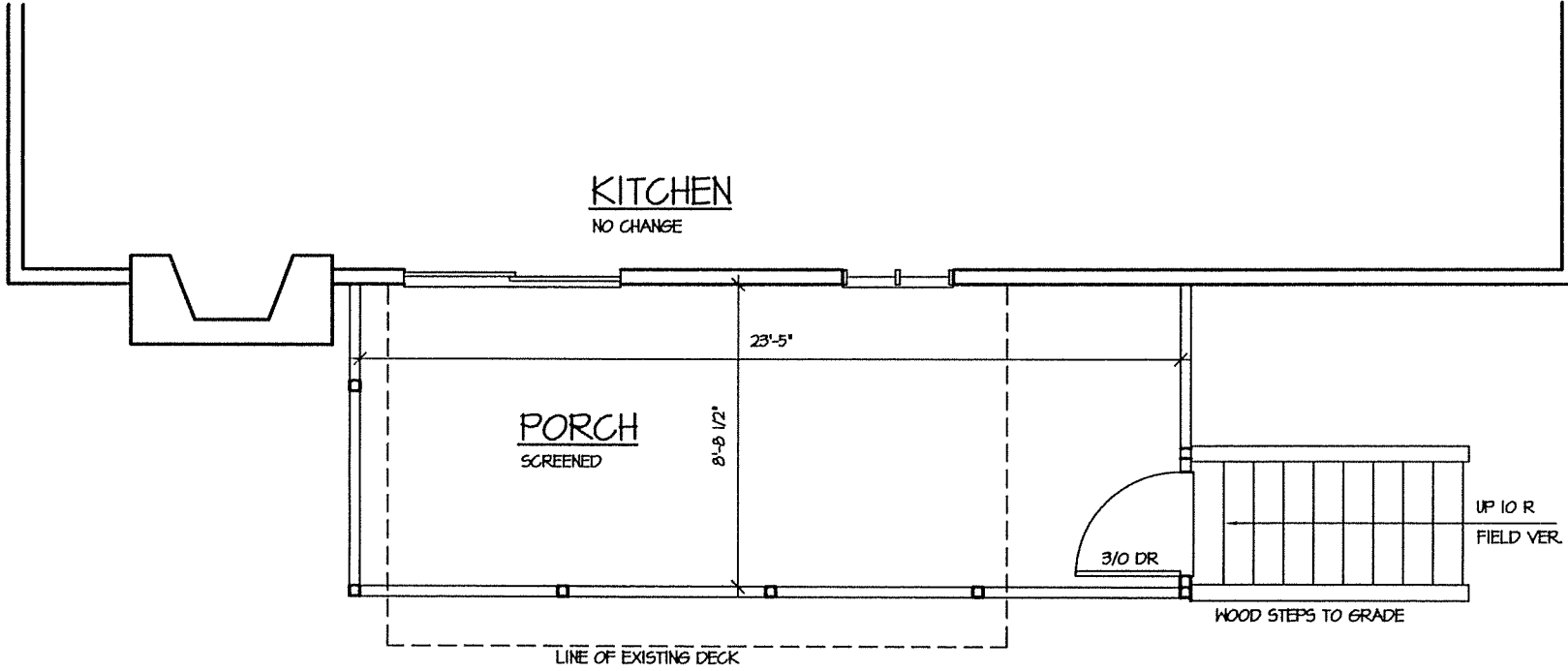
The Paolucci Residence

2183 Bradford Dr.
 Wheaton, IL 60187

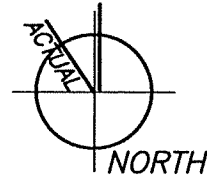
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DRAWN BY: EC
 FILE NAME: 05-12-09

SHEET
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 OF
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1 PLAN VIEW
 SCALE: 3/16" = 1'-0" REF: --



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 FAX 630 786-3132

Screen Porch Addition
The Paolucci Residence
 2183 Bradford Dr.
 Wheaton, IL 60187

REVISIONS		DATE
		05-12-08

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