

**ORDINANCE NO. F-1681**

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 819 GOLF LANE – SCHREIBER**

**WHEREAS**, written application has been made requesting a variation to Article 8.2.5 of the Wheaton Zoning Ordinance to allow the construction of a covered front porch with a front yard setback of 34.3 feet in lieu of the required 42.7 feet, on certain property legally described herein and commonly known as 819 Golf Lane, Wheaton, Illinois 60187; 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 November 13, 2012, 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 34.3 feet in lieu of the required 42.7 feet is granted for a covered front porch in full compliance with the site plan, elevations and floor plan dated October 10, 2012 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

PARCEL 1: THE SOUTH 100.0 FEET OF THE NORTH 140.1 FEET OF LOT 9 IN COUNTY CLERK'S ASSESSMENT DIVISION OF PART OF THE EAST ½ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WARRENVILLE ROAD AND NORTH OF UNION DRAINAGE DITCH NUMBER 1, IN DUPAGE COUNTY, ILLINOIS.

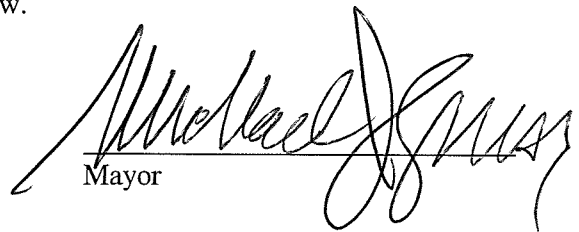
PARCEL 2: THE WEST 50.0 FEET OF THE SOUTH 215.8 FEET (EXCEPT THE SOUTH 120.20 FEET THEREOF) OF LOT 8 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THAT PART OF THE EAST ½ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WARRENVILLE ROAD AND NORTH OF THE CENTER OF UNION DRAINAGE DITCH NUMBER 1, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-207-016

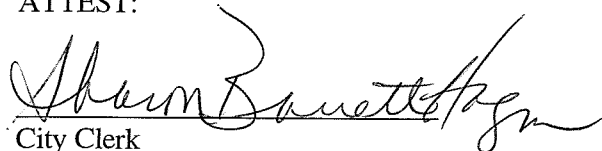
The subject property is commonly known as 819 Golf Lane, Wheaton, IL 60189.

**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.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote

Ayes: Councilwoman Ives  
Councilman Mouhelis  
Councilman Rutledge  
Mayor Gresk  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo  
Councilman Suess

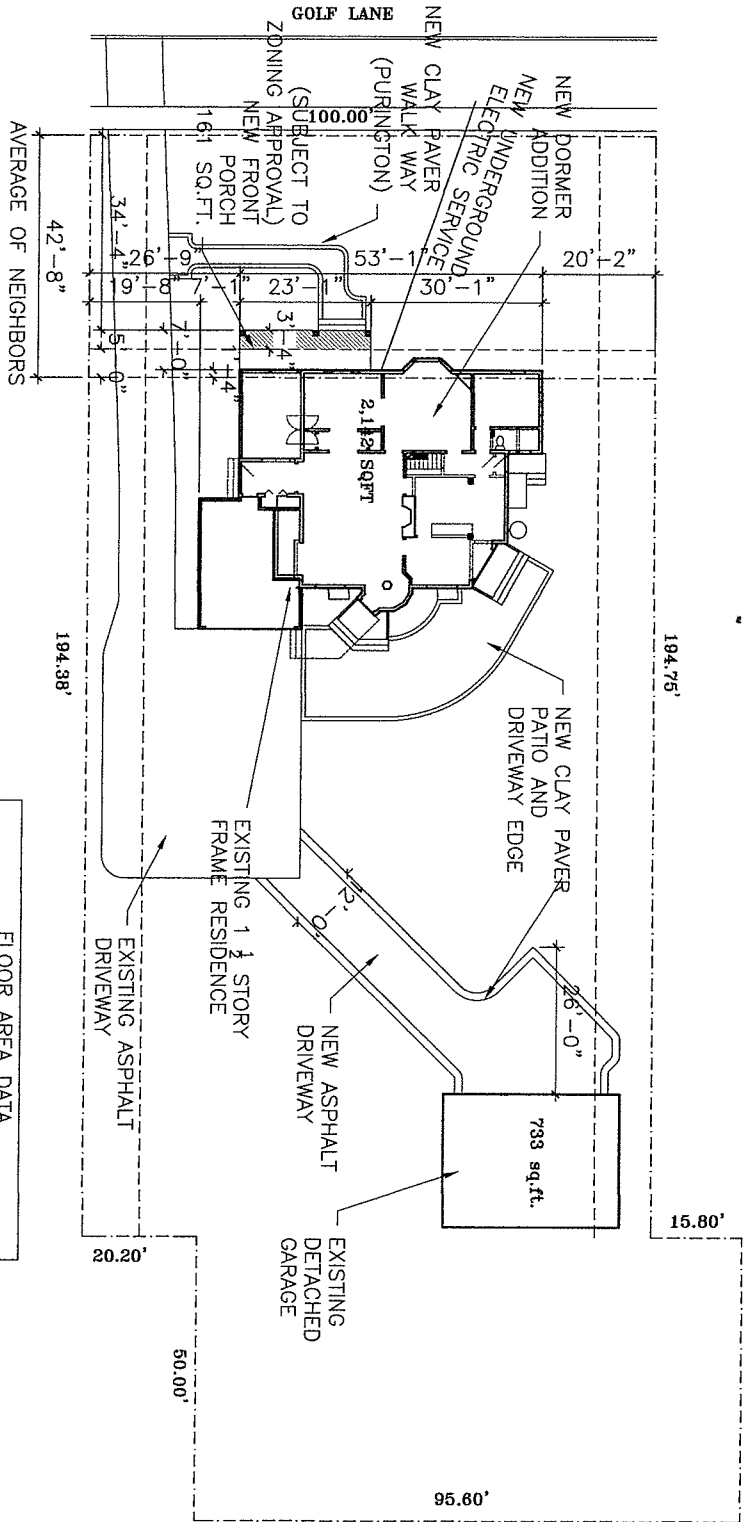
Nays: None

Absent: None

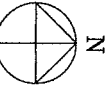
Motion Carried Unanimously

Passed: November 19, 2012  
Published: November 20, 2012

# 819 GOLF LANE WHEATON IL



## SITE PLAN



SCALE: 1" = 20'

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FLOOR AREA DATA			
	SITE AREA	MAX ALLOWED	ACTUAL
	sq.ft.	%	sq.ft.
COVERAGE	24,218	33%	8,072
FAR	24,218	40%	9,687
LOT COVERAGE	-	-	4,151
GARAGE	-	-	346
DETACHED GAR.	-	-	733
FINISHED	-	-	3,072
FIRST FLOOR	-	-	1,796
SECOND FLOOR	-	-	1,276
THIRD FLOOR	> 7 ft	2ndx20%	-
BSMNT FINISH	-	-	-

# C1a

## SCHREIBER RESIDENCE



**BRYAN ASSOCIATES INC. ARCHITECTS**

630 SOUTH BRUNER STREET  
HINSDALE, IL 60521 630-920-0777

PROJ # 2012-23  
DRN BY DWB  
DATE 10-10-12  
SHEET 1 OF 5

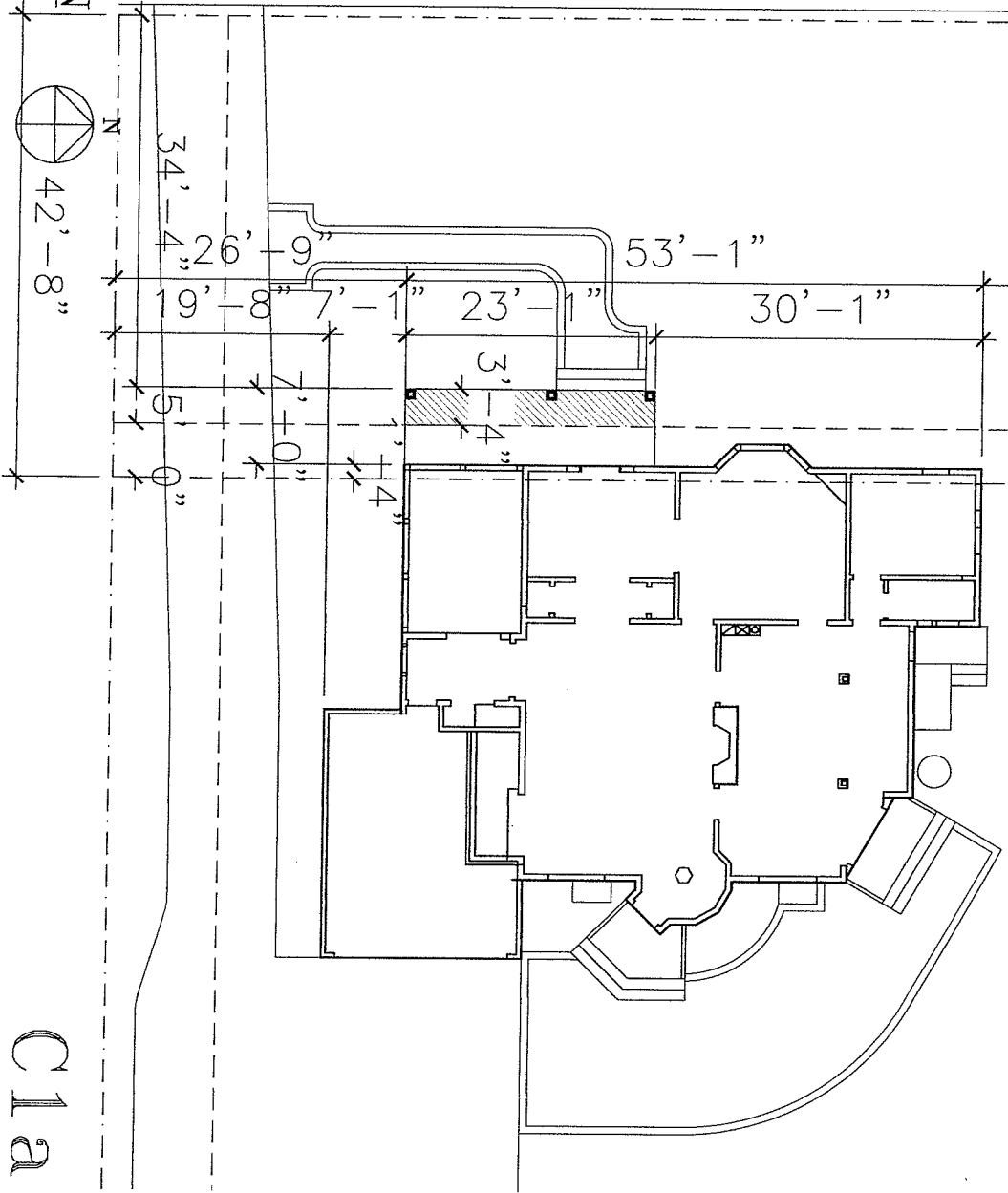
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# SITE PLAN

SCALE: 1" = 10'



42'-8"



# C1a

## SCHREIBER RESIDENCE



**BRYAN ASSOCIATES INC. ARCHITECTS**

630 SOUTH BRUNER STREET  
HINSDALE, IL 60521 630-920-0777

PROJ #  
2012-23

DRN BY  
DWB

DATE  
10-10-12

SHEET

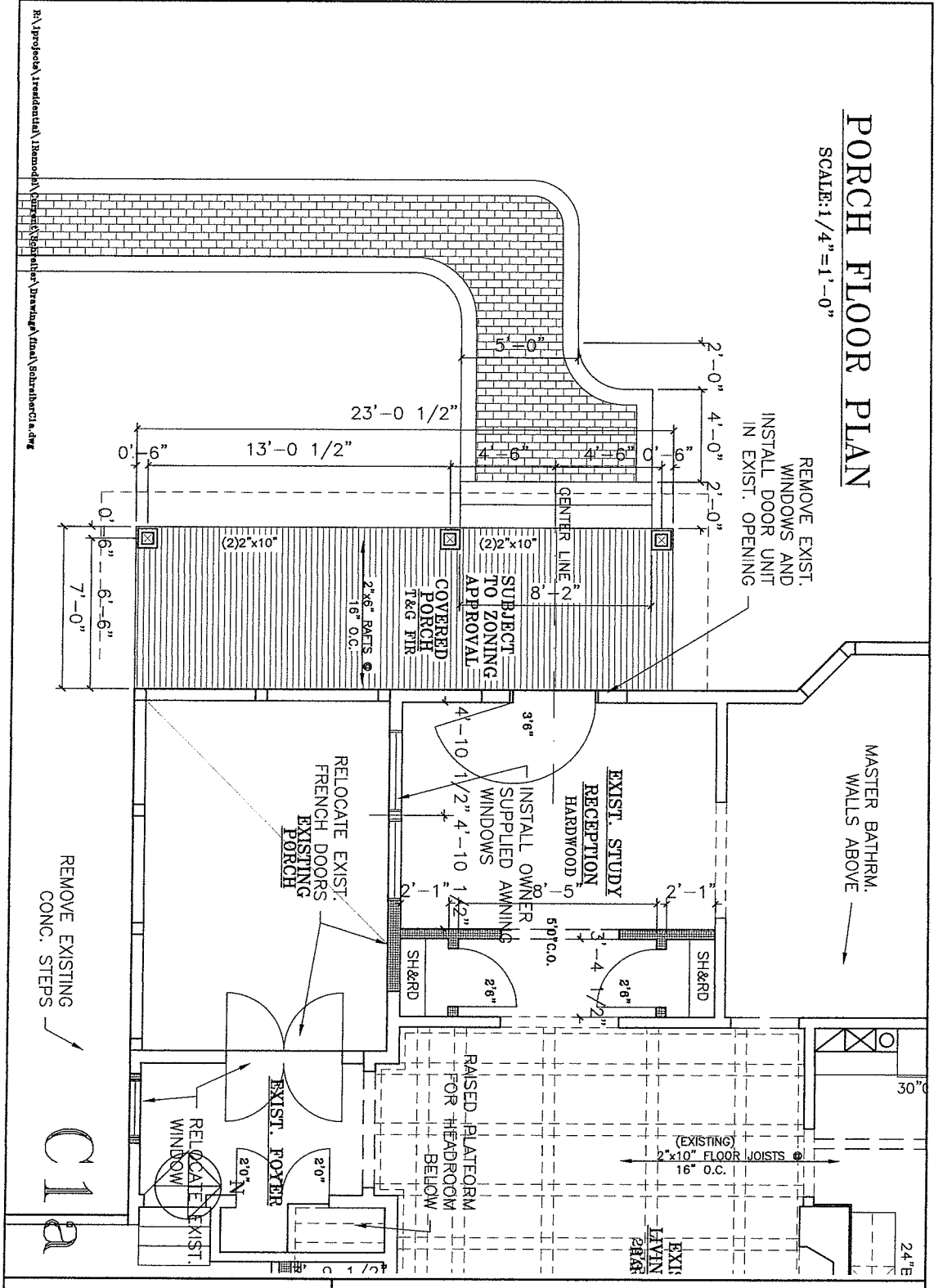
# 2

OF

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# PORCH FLOOR PLAN

SCALE: 1/4" = 1'-0"



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MASTER BATHRM.  
WALLS ABOVE

REMOVE EXISTING  
CONC. STEPS

C1a

## SCHREIBER RESIDENCE

BRYAN ASSOCIATES INC. ARCHITECTS

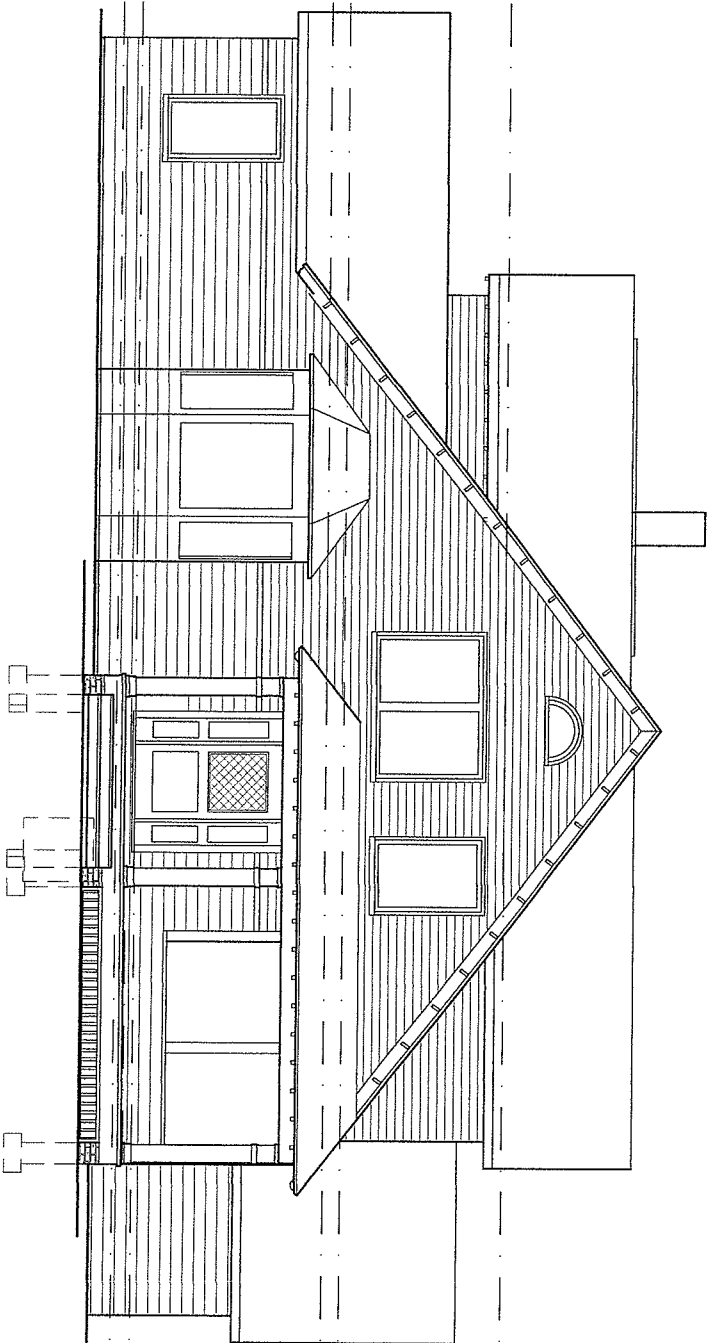
630 SOUTH BRUNER STREET  
HINSDALE, IL 60521 630-920-0777



PROJ # 2012-23  
DRN BY DWB  
DATE 10-10-12  
SHEET 3

DF 5

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**WEST ELEVATION**

SCALE: 3/16" = 1'-0"

C1a

**SCHREIBER RESIDENCE**



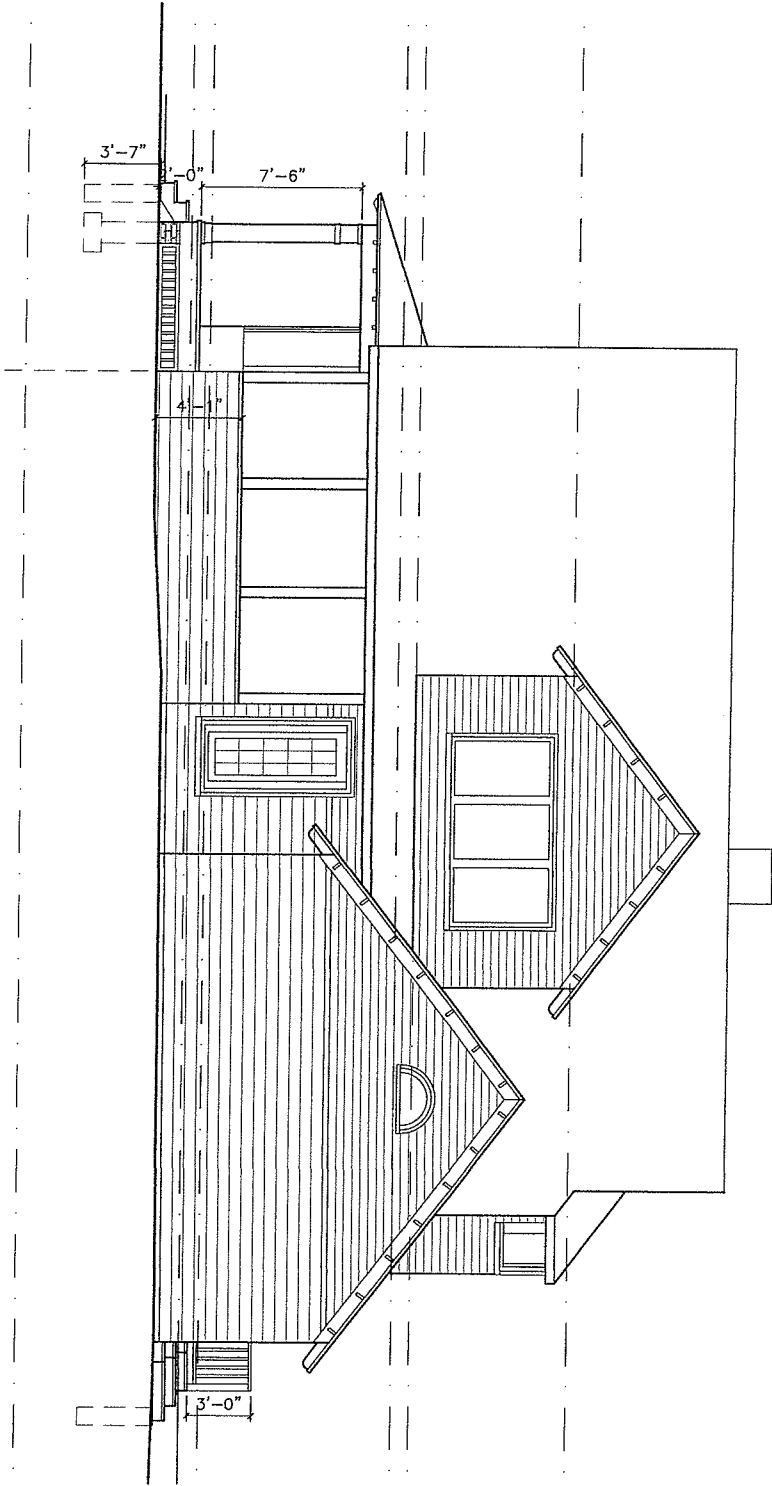
**BRYAN ASSOCIATES INC. ARCHITECTS**

630 SOUTH BRUNER STREET  
HINSDALE, IL 60521 630-920-0

PROJ # 2012-23  
DRN BY DWB  
DATE 10-10-12  
SHEET

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OF 5

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**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

C1a

**SCHREIBER RESIDENCE**



**BRYAN ASSOCIATES INC. ARCHITECTS**

630 SOUTH BRUNER STREET  
 HINSDALE, IL 60521 630-920-077

PROJ # 2012-23  
 DRN BY DWB  
 DATE 10-10-12  
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