

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, 2103 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:

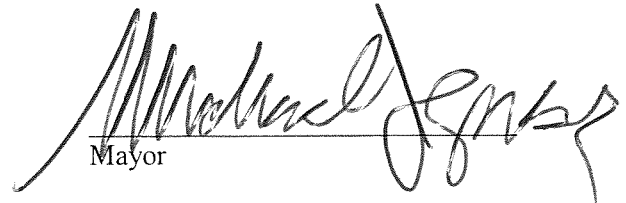
LOT 3 IN BLOCK 2 IN WHEATON'S THIRD RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS OF TRACKS 2, 8, AND 12 IN WASHINGTON WHEATON'S SUBDIVISION UNIT NO. 4, BEING A PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WHEATON'S THIRD RESUBDIVISION,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

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

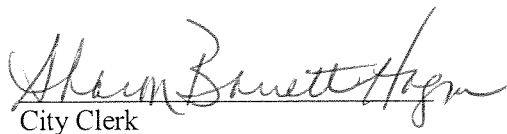
The subject property is commonly known as 921 James Court, Wheaton, IL 60189.

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.


Mayor

ATTEST:


City Clerk

Ayes: Roll Call Vote
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Prendiville

Nays: Councilman Suess

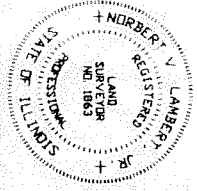
Absent: Councilman Saline

Motion Carried

Passed: September 3, 2013
Published: September 4, 2013

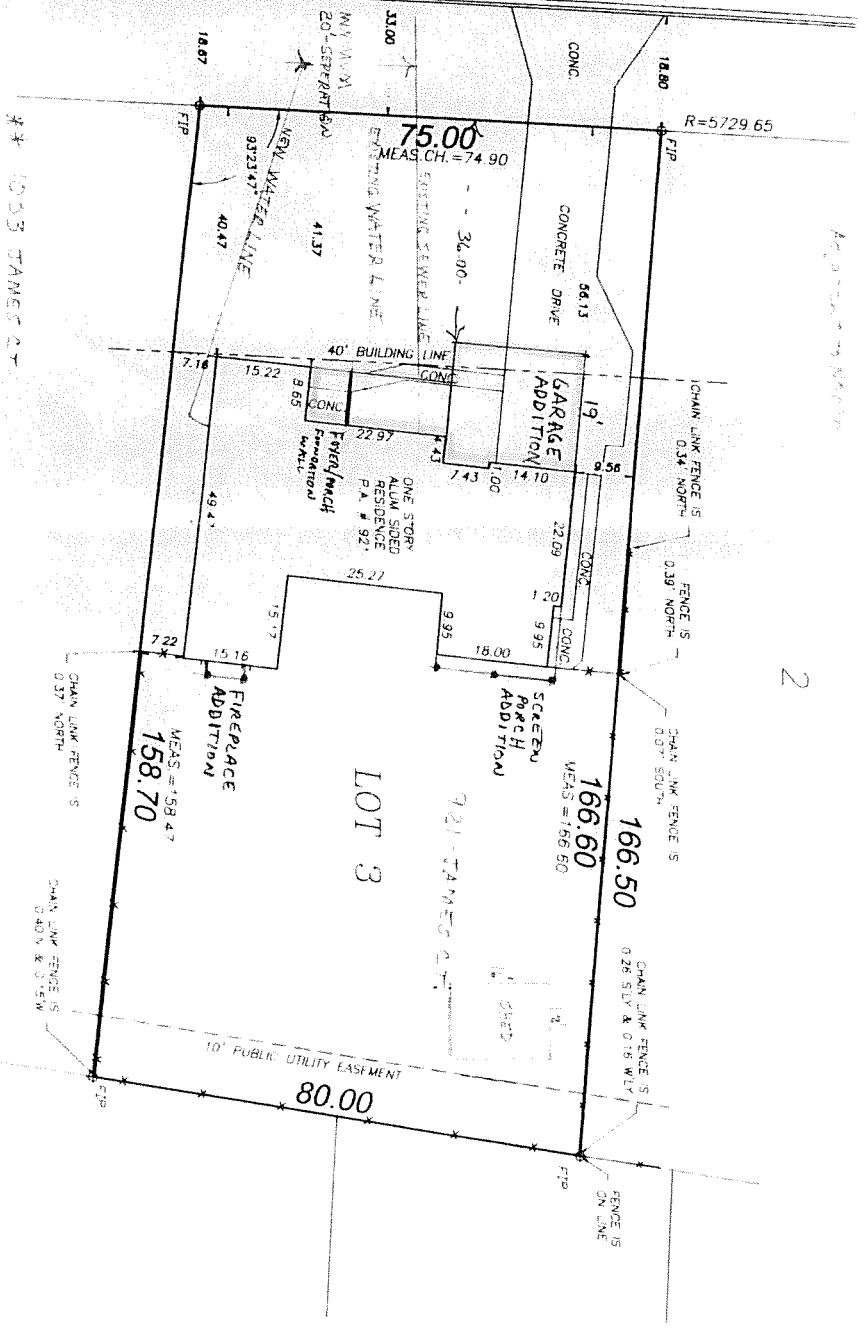
WHEATON'S THIRD RESUBDIVISION, RECORDED DECEMBER 14, 1951, AS DOCUMENT 641433, IN DUPAGE COUNTY, ILLINOIS.

LOT 3A, PT. 12, 555'
 COVERAGE = 2,076'
 = 16.6%



JAMES COURT

(28.2' BLACKTOP ROAD)



Adjacent to south
 1003 JAMES CT

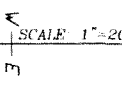
Adjacent to south
 • = Found from stake
 ○ = Set from stake

STATE OF ILLINOIS
 COUNTY OF DU PAGE) S.S.
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR,
 HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT
 THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID
 SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY,
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
 THIS 29TH DAY OF OCTOBER, A.D. 2010.
 [Signature]

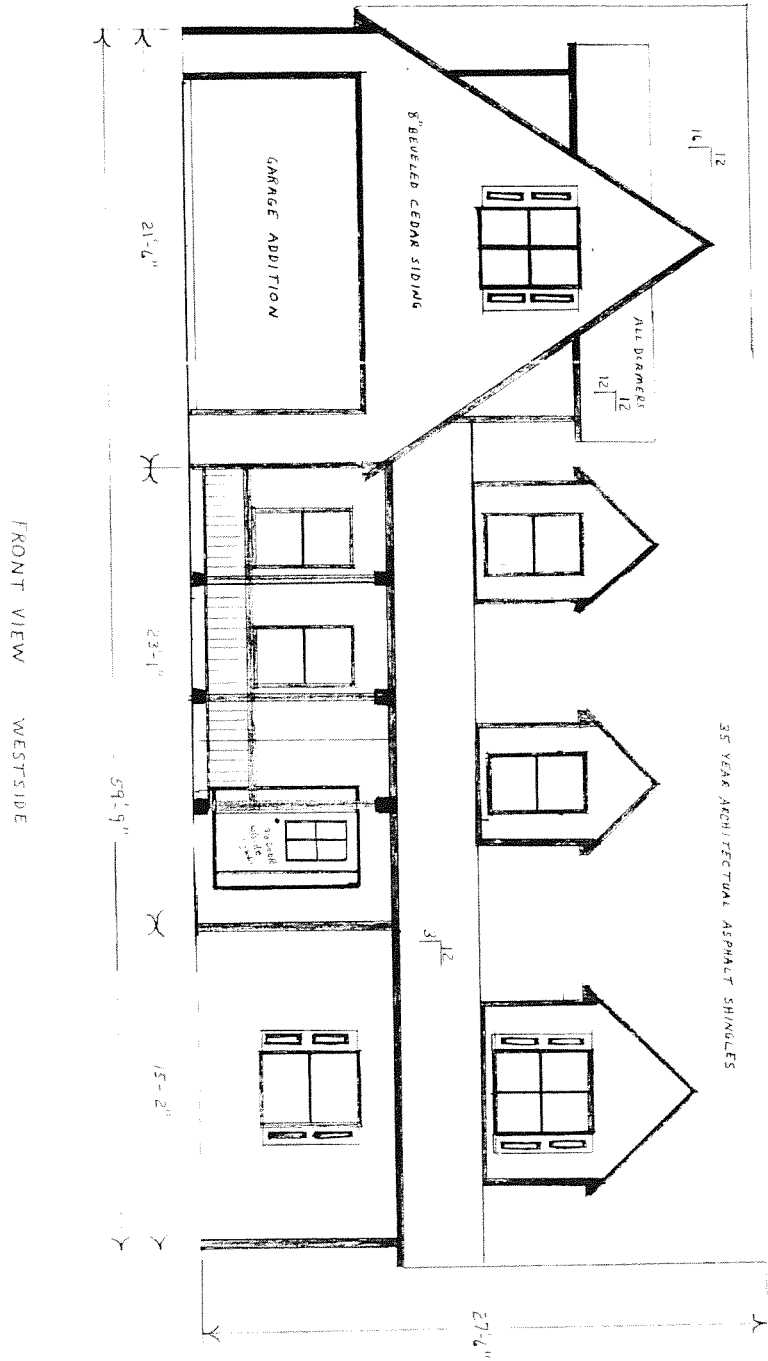
LANBERT & ASSOCIATES
 LAND SURVEYORS
 320 SOUTH REBER ST WHEATON, ILL. 60197
 PHONE: (630) 653-6331 FAX: (630) 653-6396

ORDERED BY: [Name] FILE NO. 100316

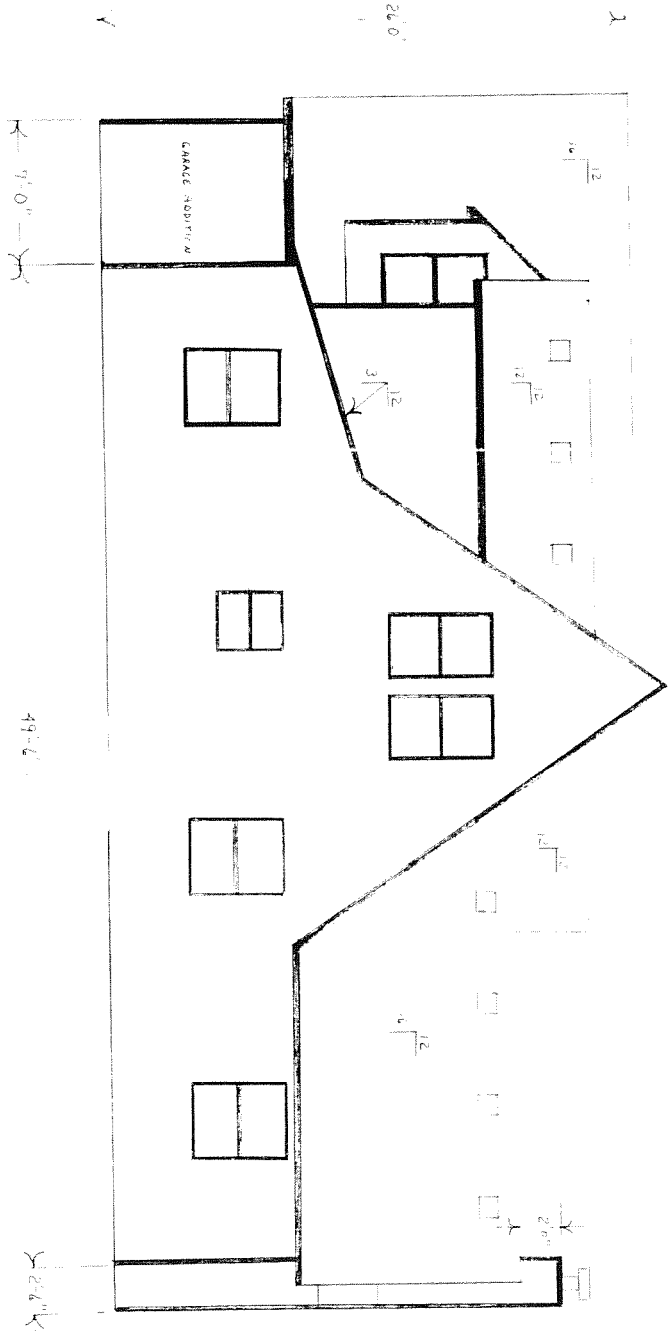
7/23/13



MCCURDY RESIDENCE 1/2" = 1'-0"
921 JAMES CT. WHEATON

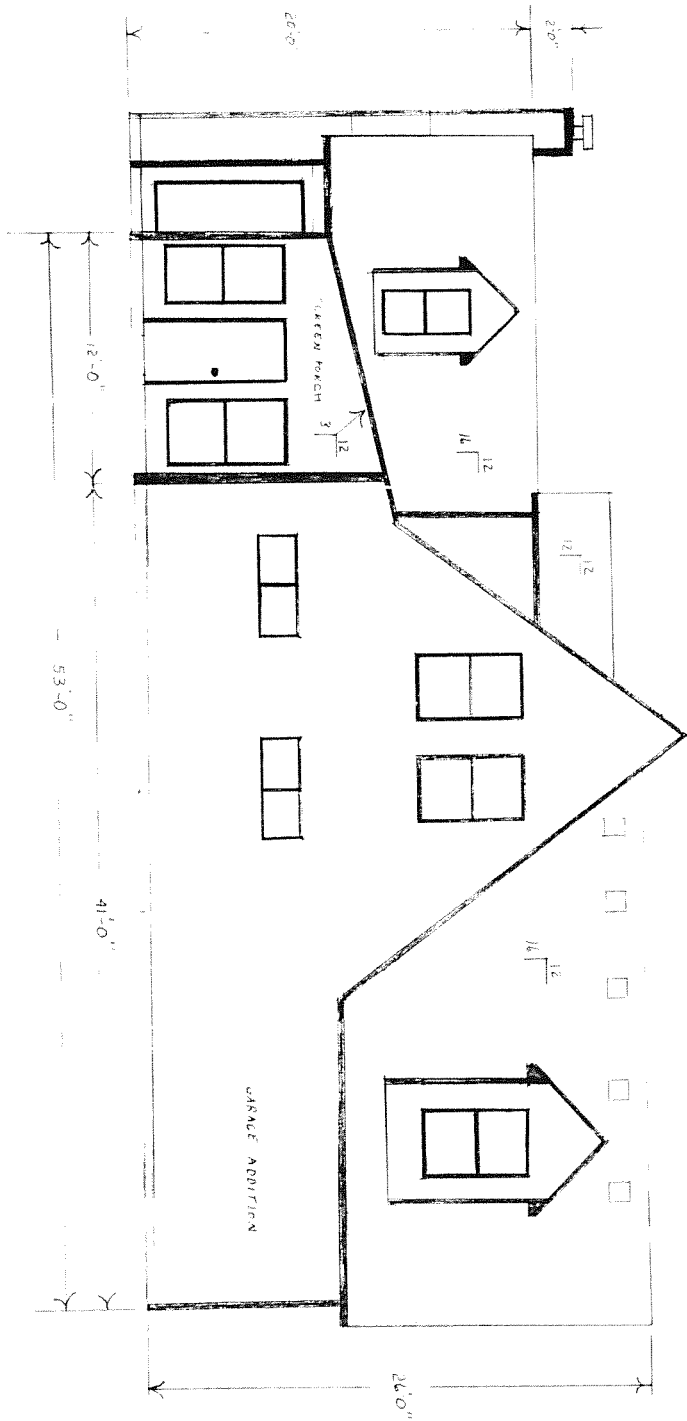


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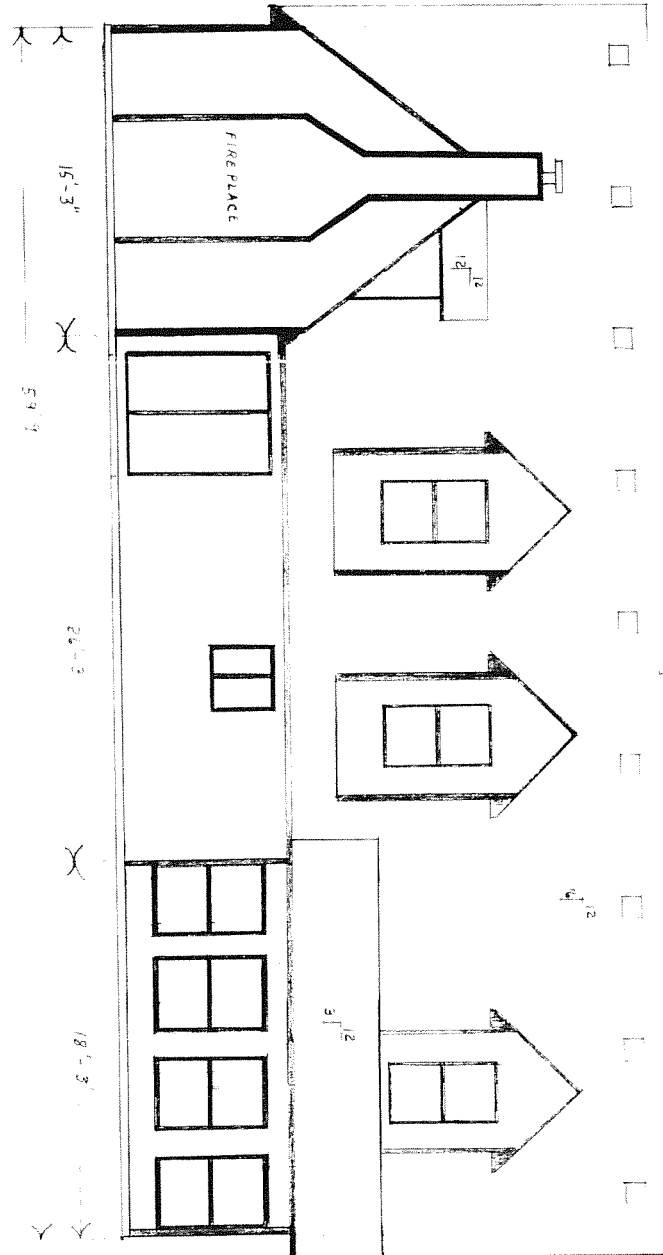
RIGHT SIDE VIEW SOUTH SIDE

7/23/13



LEFT SIDE VIEW NORTH SIDE

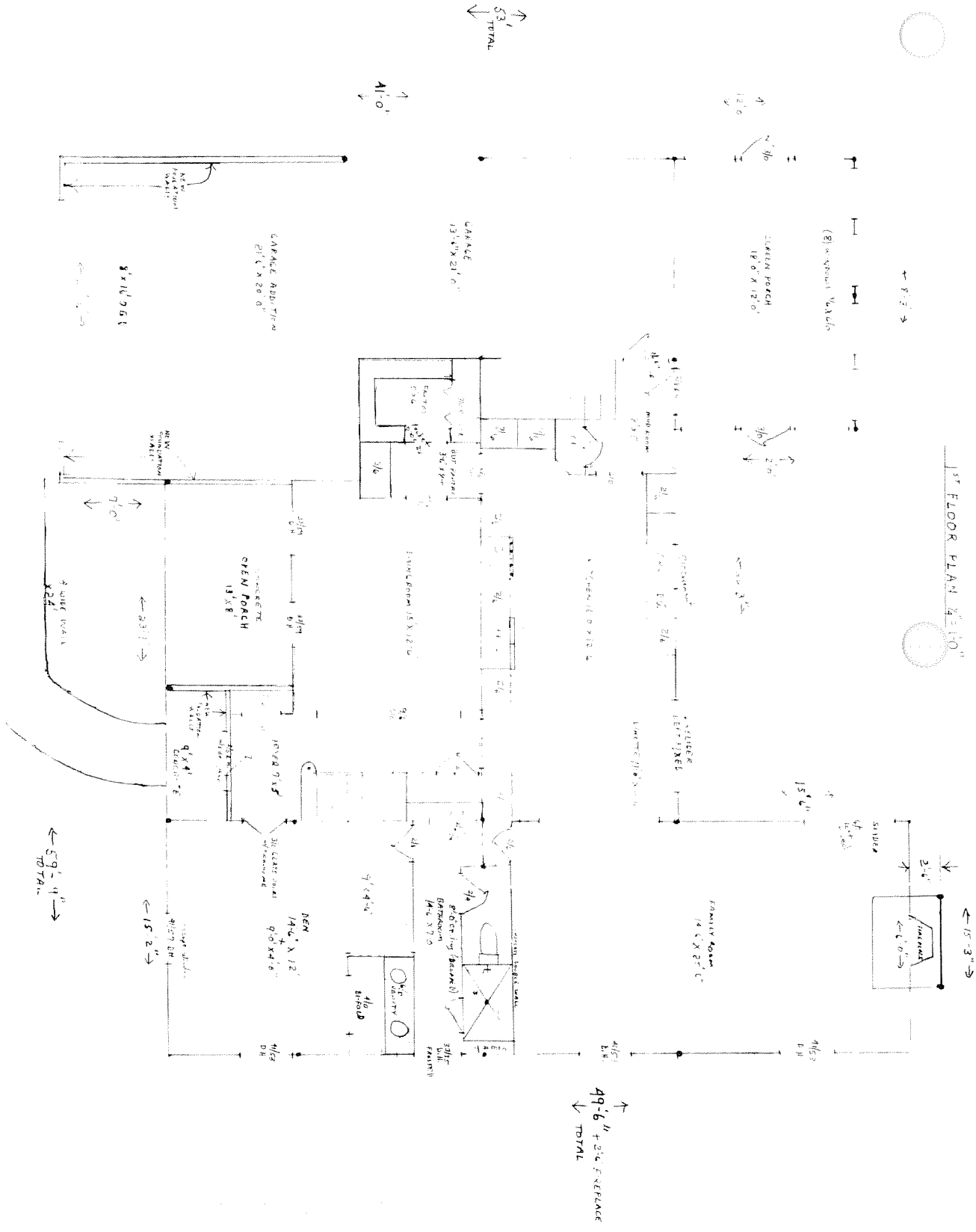
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REAR VIEW EAST SIDE

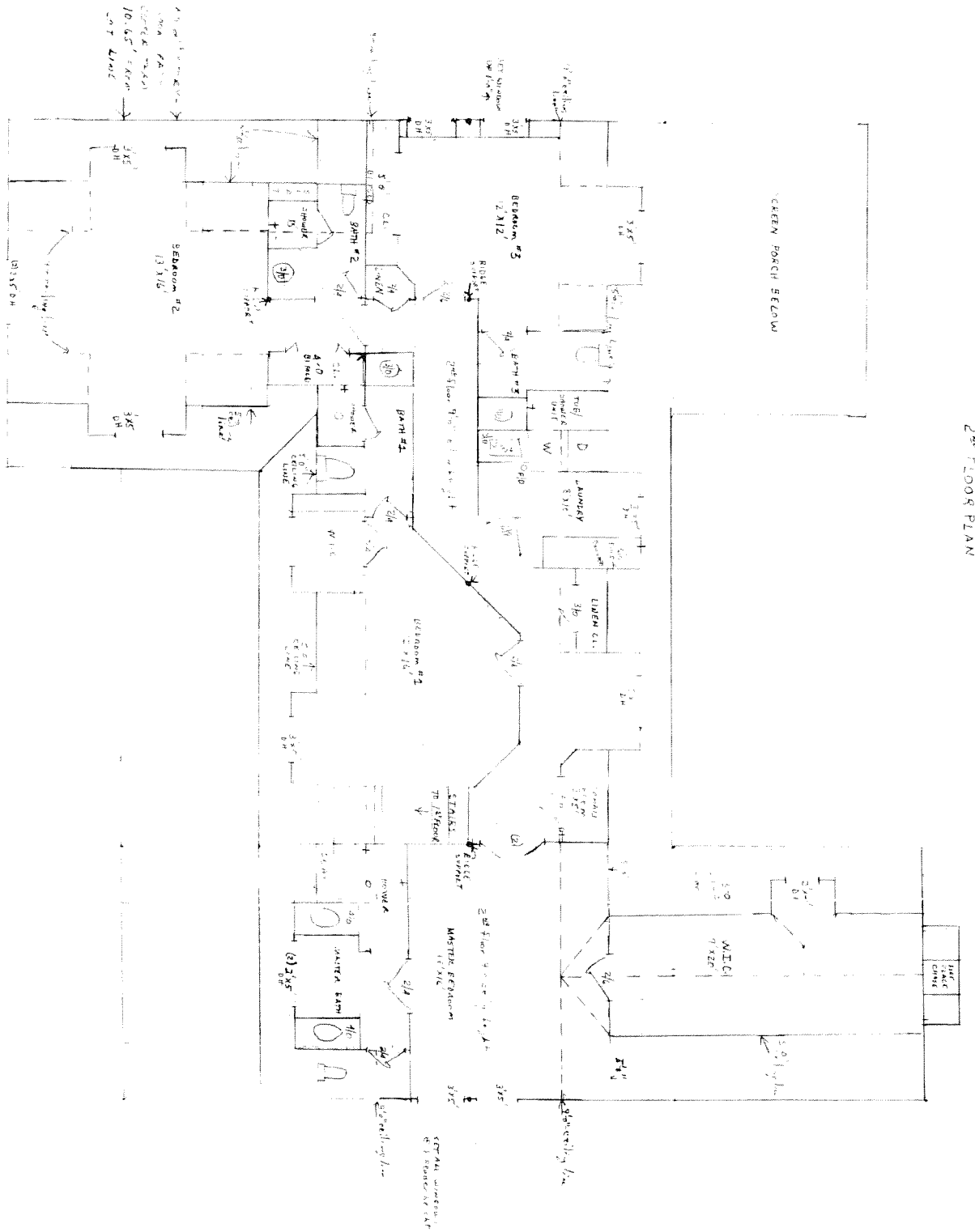
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1ST FLOOR PLAN 3'-10"



7/23/13

2ND FLOOR PLAN



7/23/13

